



AVON AND SOMERSET CONSTABULARY

NATURAL ENVIRONMENT SECTION

PLEASE DO NOT REMOVE

♦ KINGS WESTON ♦



HISTORIC LANDSCAPE SURVEY

♦
MANAGEMENT PLAN

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EXECUTIVE SUMMARY

- * This report aims to identify a range of management strategies and restoration works to conserve the designed historic landscape at Kings Weston, on land owned by the Avon and Somerset Police Authority, Avon County Council and Bristol City Council. The landscape is currently registered as grade II by English Heritage, but includes a number of grade I and II* garden buildings by Sir John Vanbrugh, the major architect of the house, and by Thomas Mylne.
- * Documentary and site surveys provide evidence for several phases of landscape design, including a formal Restoration landscape; Vanbrugh's Baroque layout; a mid-eighteenth century Claudian landscape; a later eighteenth/early nineteenth Picturesque phase; and a late nineteenth, early twentieth century period of replanting and plant introductions.
- * In almost any other situation or setting, the scale, detail, illustrative record and associated designers would lead to the conclusion that the landscape park was the most important phase and the most appropriate objective for restoration. However, six factors suggest that future management of part of the designed landscape should restore elements of the earlier Vanbrugh design:-
 - i. The major areas of landscape park have been almost entirely redeveloped for housing and a golf course. Restoration either to 1772 or to the last complete phase would conserve only an artefact of the landscape park, now out of its original context.
 - ii. The remaining area of the historic landscape is similar in extent to the Vanbrugh landscape.
 - iii. Substantial elements of the Vanbrugh landscape were retained and replanted or rebuilt in later phases.
 - iv. The wider, partly industrial, environment does not provide a conducive setting for a Claudian landscape.
 - v. The national architectural importance of the garden buildings and House suggests that a historically accurate contemporary setting is appropriate.

- vi. There are no other known contemporary landscapes surviving around important Vanbrugh buildings, such that a unique landscape of national importance could be restored.

- * However, the existing grounds are virtually unmanaged, garden buildings are ruinous, and the House faces an uncertain future. It is considered essential that an appropriate new use is found for the House, which could contribute, in part at least, towards the conservation of the historic landscape and buildings. For this reason, strategies are proposed which enable future use of the House and grounds without further damaging the historic, public amenity, archaeological and ecological interests of Kings Weston.

INTRODUCTION

- 1.1 The Kings Weston Estate is located largely within the Parish of Henbury, to the west of Bristol (figure 1). It occupies a steep limestone spur, at the end of Kings Weston Down, with commanding views over the Bristol Channel to the west, and Avon Gorge to the east. The importance of the geographical position is reflected in the early history of the Estate, with Iron Age defences on the Down, a Roman villa below the house at Lawrence Weston, and a major Roman port at Sea Mills on the other side of the hill.
- 1.2 The park and gardens of Kings Weston are designated Grade II by English Heritage in their *"Register of Parks and Gardens of Special Interest in England"* (Appendix 1). Although the area of the designed parkland is now significantly reduced by residential and golf course development the remaining areas are of great importance as the setting for the House (Grade I) and six listed garden buildings designed by Sir John Vanbrugh and Robert Mylne.
- 1.3 The Estate was purchased by Bristol Municipal Charities in 1937 and in the same year 104 acres of Kings Weston Down was acquired by the Bristol Corporation. Since the outbreak of war in 1939, the fine historic landscape and garden buildings have deteriorated, through residential development, neglect and vandalism. During the last two decades there has been a greater awareness of the historic importance of the remaining designed landscape. The Kingsweston Preservation Society was established in 1977, and in conjunction with growing public pressure and the designation of the Kingsweston Conservation Area, a number of developments have been halted which would have further damaged the remaining areas of historic landscape and garden buildings.
- 1.4 This report has been prepared following the English Heritage Guidelines as set out in the booklet *"A Guide for Professional Advisers"* and will be submitted to Task Force Trees, a division of the Countryside Commission, to enable them to assess grant aid for any proposed works. The report is based on archival and site surveys. The archival survey included a review of all known documentary sources, including information held in the Southwell papers at Bristol City Reference Library and the British Library, London. A site survey was undertaken by Nicholas Pearson Associates to confirm information collated from existing Ordnance Survey Plans and an aerial photograph.

- 1.5 This report combines available documentary and site evidence into a brief historic overview which forms the basis for the development of the Management Plan. The Management Plan seeks to identify a broad strategy for the future management and use of the remaining areas of the designed historic landscape and listed garden buildings. The future use of the house, shortly to be vacated by the Police Authority, remains of central importance to the future of the estate. Prior to the implementation of restoration works, further detailed site and documentary research will be required.

A further architectural conservation study concentrating on the House itself and its relationship with the other buildings and the grounds, specifically the area closest to the House, should be carried out. This study will provide baseline information for re-use of the House, and will also inform the Management Plan suggested in this document. These two documents will then be integrated to form a Management Plan.

2.0 METHODOLOGY

The survey was undertaken in two principal sections, an archival survey and a site survey, including a preliminary tree survey.

- 2.1 Examination of the available archival evidence suggested that although the house and garden buildings were well documented detailed accounts of the evolution of the parkland and gardens were limited. Three principal sources, the birds eye view by J. Kip, 1712; the 1720 Estate Plan and the 1772 Estate Survey by Isaac Taylor provided the framework for the survey.

The documentary evidence is widely scattered. Catalogued collections of the Southwell Papers are held in the Manuscripts Room of the British Library, and at the Local Studies section of the Bristol City Reference Library. A preliminary review of the papers held in these collections was undertaken by Nicholas Pearson Associates Ltd., although references to the parkland and gardens proved limited. Both collections appear to focus on correspondence relating to the political careers of successive generations of the Southwell family. It was beyond the scope of this study to review correspondence currently catalogued as political, although further information may be gleaned from such a review in future.

Additional sources, particularly the County plans and surveys were reviewed at the Gloucestershire County Record Office.

The extensive illustrative sources held in the Department of Fine Art of the Bristol City Museum were of great assistance. The identification of six pen and ink drawings by S.H. Grimm, 1788 held in the Kaye Collection of the British library also assisted with the interpretation of the eighteenth century landscape.

Further documentary sources were collated from the British Library, British Museum, the Bodleian Library, Oxford, The Royal Institute of British Architects and National Monuments Record, London. A number of Guidebooks held by the Bath Library Local Studies Section provided accounts of the evolution of the parkland during the nineteenth century.

The archival review is set out as an expanded chronology in section 3.0 and a detailed list of sources consulted forms appendix 2.

- 2.2 A detailed site survey was undertaken by Nicholas Pearson Associates. The aims of this survey were:-

- i. To identify landscape features, including driveways footpaths, boundary walls, ha-hes and other artefacts. All artefacts were photographed and are included with notes on their present condition in the Artefact Schedule (Appendix 3).
- ii. To record the location of derelict features, such as the buildings in Penpole Wood.
- iii. To establish the sequence of development within the Park and gardens utilising tree girth measurements and stump ring-counts, to establish the approximate age of Parkland features and the complex boundaries.
- iv. To identify a long term management strategy for the Estate including, for example, the use of the garden buildings, public access and security.
- v. To identify the restoration and management tasks required to preserve key historic features.

The tree age estimates were based on ring counts of already felled trees, girth measurements, visual estimates, whorl counts (for young conifers) and assumptions on historic growing conditions, that is, the extent of competition with other trees. Some of the estimates are made with a degree of confidence, whilst others require wider margins of error. Some of the broadleaves, for example, may be considerably older than estimated as they have competed with adjacent trees, now lost, earlier in their lives. Overmature trees, particularly on exposed and nutrient-poor sites, may grow very slowly for many years at the end of their lives.

Ecological information is derived from the brief overview during the site survey, and information was also requested from English Nature. Sites and Monument Records have been sought from the County of Avon, County Archaeologist.

3.0 HISTORICAL OVERVIEW

3.1 The early years of the Manor of Kings Weston

Early documentary sources appear to be limited and no reference to the landscape of the Manor has been located during this study.

J.P. Neale included a description of Kings Weston in his *"Views of the Seats of Noblemen,"* 1819 (1) commenting that Kings Weston originally received its name from the King's ancient desmesnes of Berkeley hundred, of which it formed a detached western part.

1086 Kings Weston was recorded in the Domesday Book and a brief description by Sir Robert Atkyns in his *"Ancient and Present State of Gloucestershire"*, 1712 (2) provides some indication of the scale of the Manor at this time.

"King's Weston; this was a considerable Manor in the reign of King William the Conqueror, it then consisted of 7 Hides and 1 Yard-Land. It was the ancient demesne of the Crown, and from thence obtained the name of King's Weston".

King Henry VII granted the whole hundred of Berkeley to Robert Fitzhardinge, who subsequently settled the Manor on his second son, Robert (3). The estate was inherited by William Berkeley who sold it to William Wintour. The estate was later purchased by Sir Humphry Hook, whose son sold the property on to the Southwell family.

Although there is no documentary evidence of the layout of the Manor during the Berkeley, Wintour and Hook family tenures it is likely that of formal gardens would have adjoined the Elizabethan Manor, and that these gardens may have formed the basis of the more extensive formal landscape laid out by Robert Southwell during the late seventeenth and early eighteenth centuries.

3.2 The Restoration Landscape of Sir Robert Southwell.

1679 Sir Robert Southwell purchased the Manor of Kings Weston from Sir Humphry Hook as a country retreat (4). Sir Robert was a distinguished diplomat and politician, an intellectual, President of the Royal Society and a friend of John Evelyn (1620-1706), the seventeenth century garden writer, author of the influential *"Sylva."* (4) In his choice of purchase at Kings Weston, Sir Robert may have been influenced by the situation with the fine and diverse views over the Bristol Channel and the Welsh hills. On the basis of the available documentary

evidence it is not possible to establish if Sir Robert was solely responsible for the extensive formal landscape surrounding the Elizabethan Manor, but it is likely that large sections can be attributed to him. All the surviving avenue lime trees, in several different locations, are believed to date from around 1700, but are not likely to significantly pre-date the period.

1686 To support this view, Sir Robert assisted in the arrangement of the marriage between William Blathwayt, and Anna Wynter, heiress to Dryham (16). Blathwayt went on to lay out an extensive Anglo-Dutch garden at Dyrham with advice from George London, including exotic trees and shrubs, and remarkable water gardens. Sir Robert's garden, modest in comparison, could have been a parallel development. The family connections continued with Sir Robert's son later marrying Blathwayt's daughter in 1716.

1702 Sir Robert died early in the eighteenth century and the estate was inherited by his son Edward, who followed his father as both Secretary of State for Ireland and Clerk of the Privy Council (4, 5). The following year he married Lady Elizabeth Cromwell. She did not live long and on her death some six years later left Edward her moderate estate, which may have encouraged him to rebuild the house (6). The following year he commissioned Sir John Vanbrugh to prepare designs for a new house on the site of the Elizabethan Manor.

Although Edward was known to have made some changes to the landscape before his wife's death in 1709 (6), it is unlikely that he significantly altered his father's layout before acquiring the funds which allowed him to seek professional advice. It is therefore assumed that the extensive formal landscape, recorded by Johannes Kip and published in Atkyns' *"Ancient and Present State of Gloucestershire"* (figure 2) largely represents the achievements of his father Robert Southwell. Kip's view complies in several notable ways with Evelyn's ideal (figure 3): the *Principal Avenue* leads directly to a court in front of the house; the *Courtyards* are squeezed out of sight behind the gardens; the lawn is bounded with walks radiating from a circle.

The engraving forms the central evidence for a number of early twentieth century accounts of formal layout (appendix 4). Kip depicted the large Elizabethan or Jacobean house said by some writers to have been erected by Inigo Jones (7) on the site of the present house. The irregular house appears to reflect various building styles which may have been associated with parallel phases of garden development by the Berkeley, Wintour, Hook or Southwell families. To the south east of the house, the formal gardens shown by Kip were described by H. Inigo Triggs in 1902 (8).

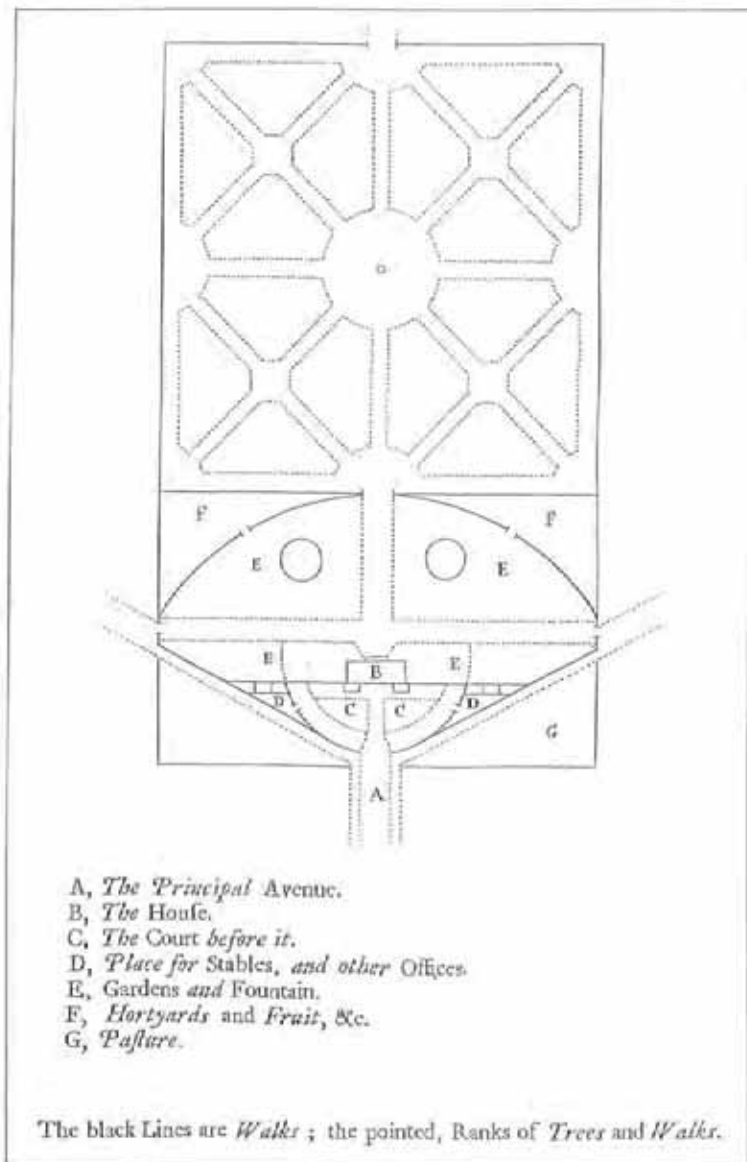


Figure 3.

Figure from Sylva... by J. Evelyn, 4th Edition, 1729,

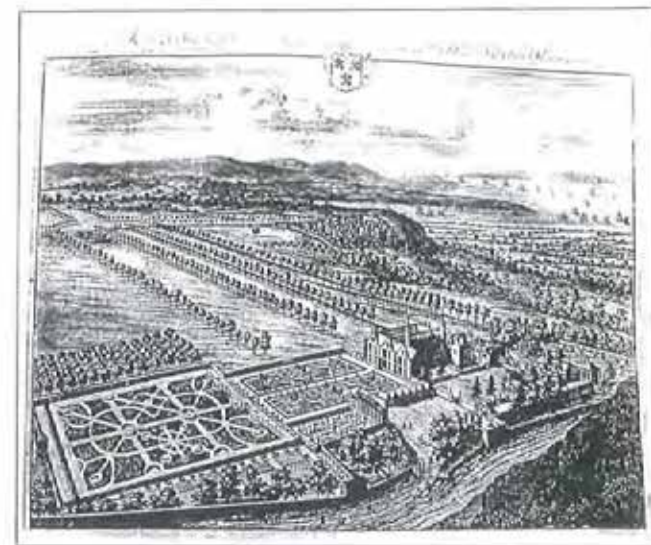


Figure 2.

Kings Weston, the seat of Edward Southwell Esq.
 by Johannes Kip, from Atkyns' *Ancient and Present
 State of Gloucestershire*, 1712.

"The gardens next to the house consisted of a double parterre, mostly laid out in grass, and the remaining part was laid out with large beds of flowers, surrounded with high box borders; this garden was terminated by a raised terrace and a gazebo overlooking the Park".

A smaller formal garden adjoining appears to be overlooked by a Banqueting House or Orangery. Northwest of the house, overlooking a narrow bowling green, a garden building, above the 'Laundry', is depicted which would have permitted views of the traffic passing along the road and glimpses of shipping on the Bristol Channel. However, its main purpose appears to have been to terminate the bowling green, which had a second, smaller structure, of unknown purpose, at the southern end.

The principal double avenue marches towards Penpole Ridge, while to the west, a viewing tower is shown near to Penpole Point, allowing panoramic views of the Bristol Channel. The Kip engraving also provides clear evidence of the fine external views afforded by the estate during the early eighteenth century. Atkins writing in 1712 commented on the views from the estate.

"He hath a pleasant seat with delightful gardens, and a full prospect over Kings - road, the harbour of the City of Bristol and over the Severn Sea into Wales".

1710 At the time of his commission to prepare designs for a new house at Kings Weston, Vanbrugh was working at Castle Howard, Yorkshire and Blenheim, Oxfordshire, and was widely celebrated as one of the greatest architects of his day. Vanbrugh was undoubtedly responsible for the design of the house in severe baroque style (figures 4 and 5), although it was unfinished on his death in 1726 (3,4,6).

1713-4 The building works commenced following the demolition of the Elizabethan manor house (8).

1725 The construction works took over a decade to complete. During this period architectural tastes and fashions continued to evolve and some writers have suggested that Kings Weston House was out-dated before its completion. (4)

"In one sense Southwell was unfortunate in the date when he ordered the rebuilding of the house and the garden structures. In 1710 Vanbrugh was still a fashionable architect, Blenheim Palace was being built and the Duke of Marlborough was still a political power. If Southwell had waited until 1715 he would probably have commissioned his friend Colen Campbell to design for him and all would have been as purely Palladian as Campbell's Wanstead in Essex. Because he used Vanbrugh

as his architect Kings Weston must already have begun to look dated by 1720 when it was still incomplete"(4).

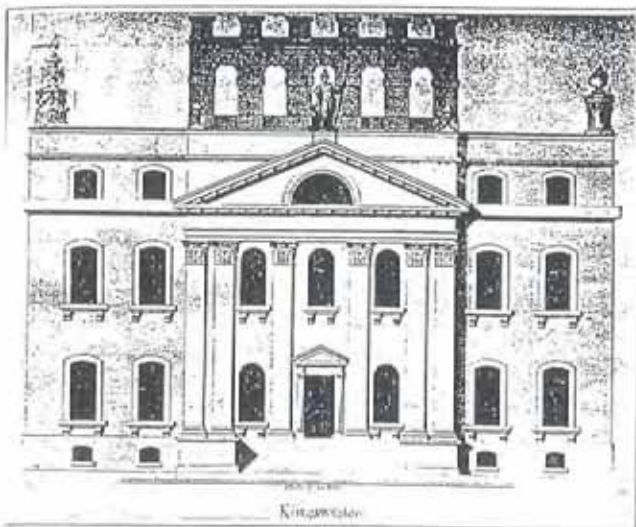
Vanbrugh also prepared designs of a number of garden buildings including the Banqueting House or Echo c. 1715 (figure 6), Penpole Gate c.1725 (figure 7), the Brevhouse c.1718 (figure 8), and the Loggia c. 1716 (figure 9). All of Vanbrugh's garden buildings, with the exception of the Brevhouse, were located on or adjacent to the sites of earlier buildings depicted in the Kip view (4).

Vanbrugh's buildings, although not precisely dated, are well documented. The Kings Weston Book of Drawings (22), a collection of drawings at Elton Hall near Peterborough and sketches held by the Victoria and Albert Museum contain many illustrations in Vanbrugh's own hand which trace the evolution of the designs. The completeness of the architectural record substantially enhances the historic importance of the buildings. Included in the record are features depicted in later illustrations but now lost (figure 10) and proposals which do not seem to have been adopted (figure 11).

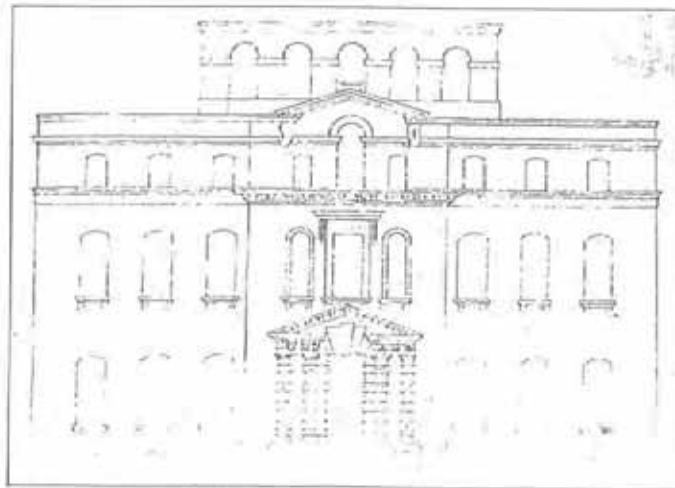
The Kings Weston garden buildings are considered by architectural historians to display fine examples of the range of architectural styles utilized by Vanbrugh.

"What makes the theatrical estate buildings so important is that they represent in miniature and within a hundred yards of each other the two opposing poles of Vanbrugh's range of design. The Brevhouse is an idiosyncratic demonstration piece on Vanbrugh's favourite theme: how to fuse classical forms with round-arched medievalism. It is, therefore, one of the earliest pieces of revival medieval architecture in Britain with all the invention and also the gauche of a great architect working freely in a new mode. The Loggia attached to the earlier Laundry, on the other hand, is in correct though richly sculptured Palladian form, an example of the same architect working in a confining discipline which was, nevertheless, as new in this country at that time as the neo-medieval"(4).

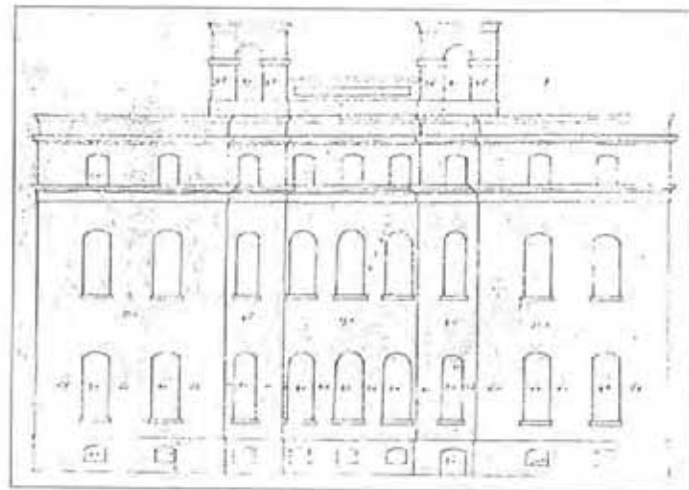
In 1952 the viewing tower and breakfast lodge at Penpole Gate was demolished by the Bristol Corporation (4). The banqueting pavilion known as the Echo has been stabilized as a shell. The Brevhouse has been extended and rebuilt to provide three residential units; the Loggia, Laundry and Banqueting House remain roofless and ruinous, but are shortly to be stabilized.



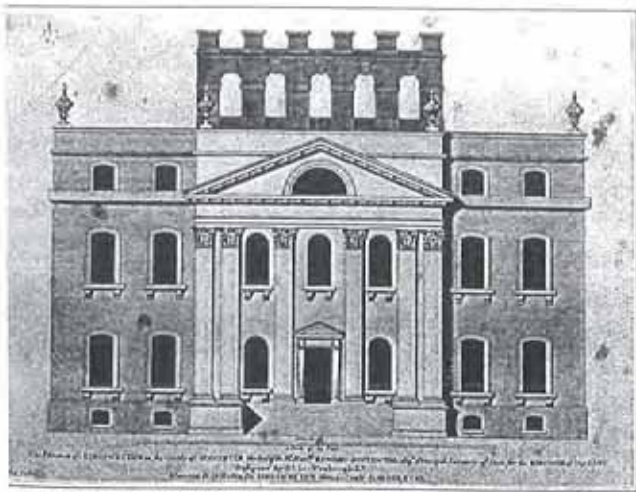
Engraved South Elevation, proof.



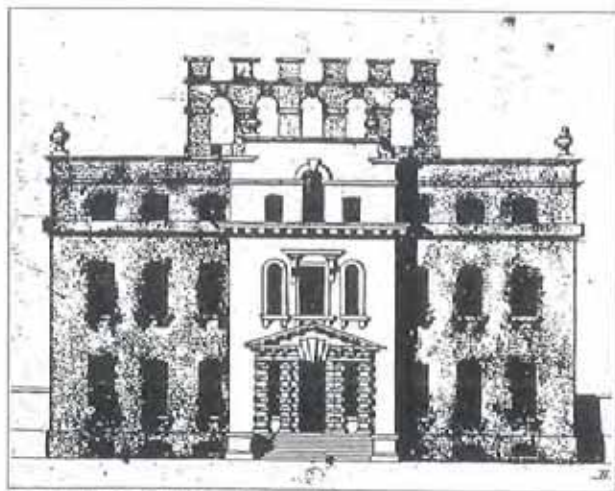
East (garden) Elevation, ink.



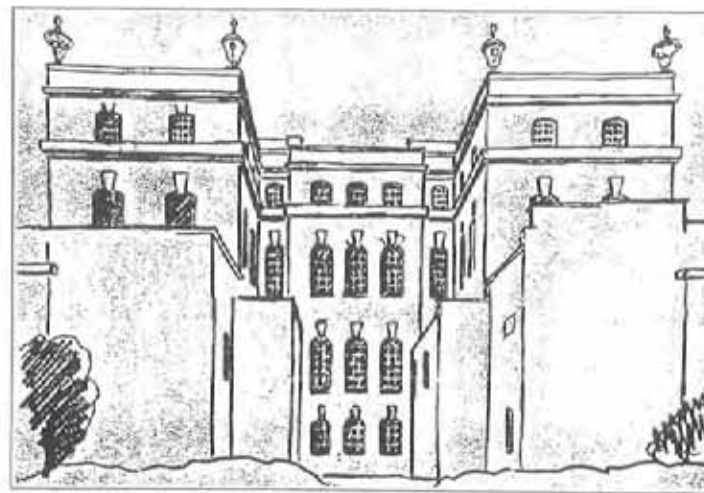
North Elevation, ink.



Engraved South Elevation, Vitruvius Britannicus.



East elevation, Victoria and Albert Museum.



North Elevation, sketch showing later additions in outline

Figure 4.

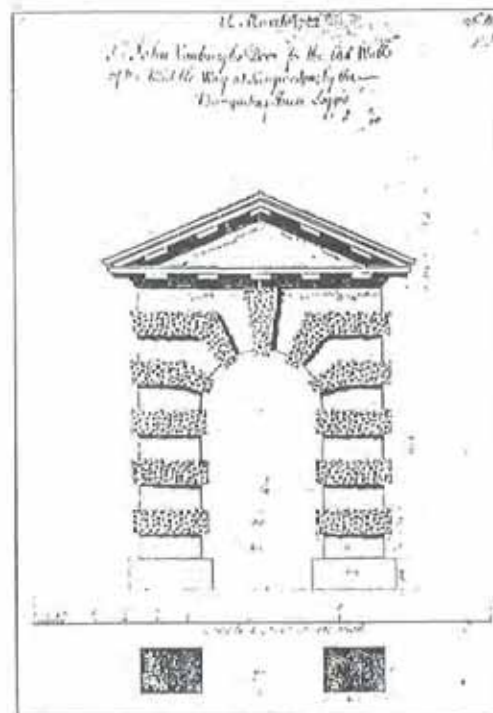


Copy of contract and drawing for urn on north front, 1717.



Figure 5.

Kings Weston House detail, from Downes, Kings Weston Book of Drawings.

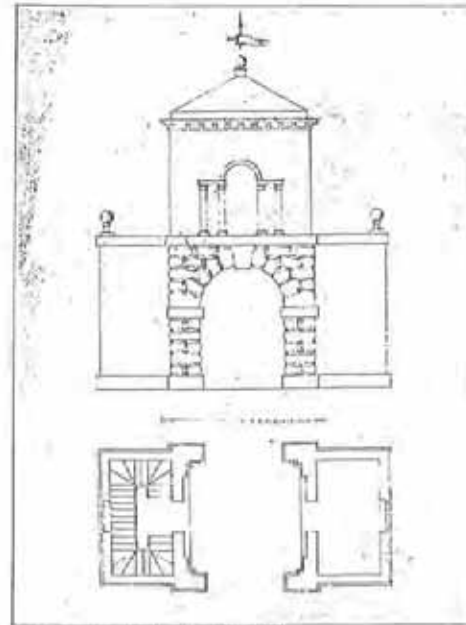


Design for east garden door, 1722.

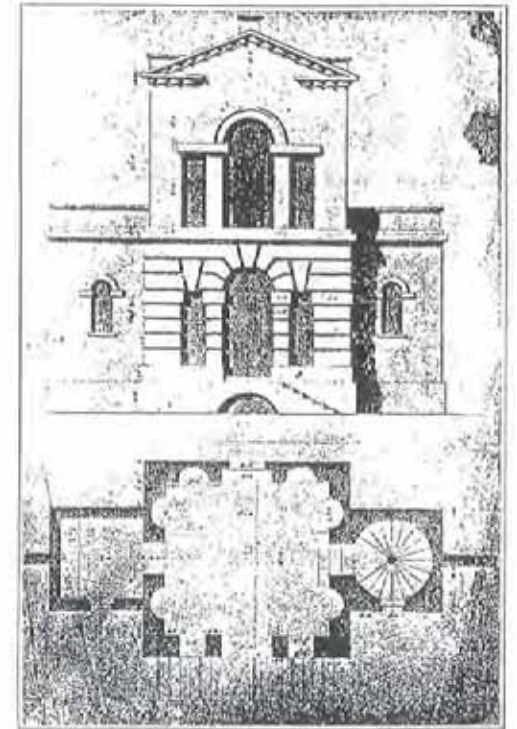


Figure 6.

Sir John Vanbrugh's Door for the End Wall of the middle Way at Kings Weston; by the Banqueting House Loggia, 1722 from Downes, Kings Weston Book of Drawings, with photographs of the Echo.



Mr Campbell's Design of 1723.



Design by Vanbrugh Elton Hall, No. 193.



Avon lithograph c.1825.

Figure 7.

Penpol Gate: *Mr. Campbell's Design*.. of 1723,
Design by Vanbrugh (Elton Hall, No.193) Downes,
 Kings Weston Book of Drawings, with an
 anonymous lithograph of circa 1825,
 City of Bristol Museum and Art Gallery.

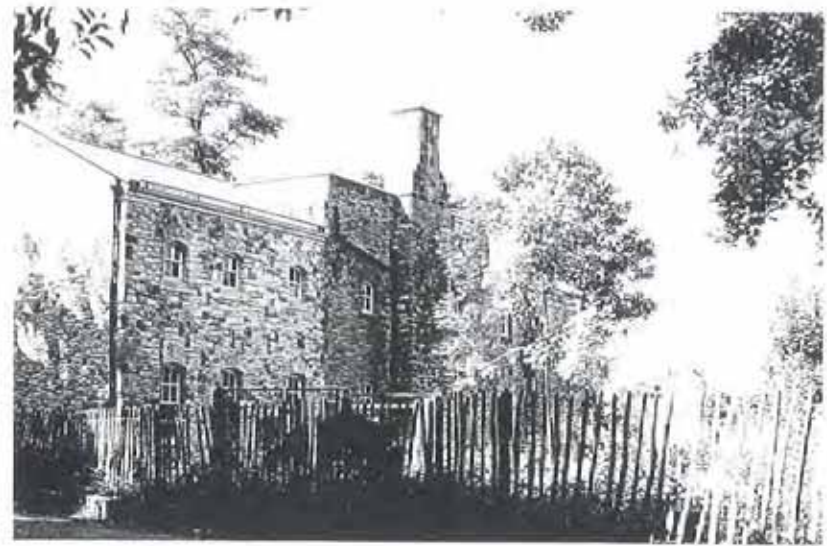
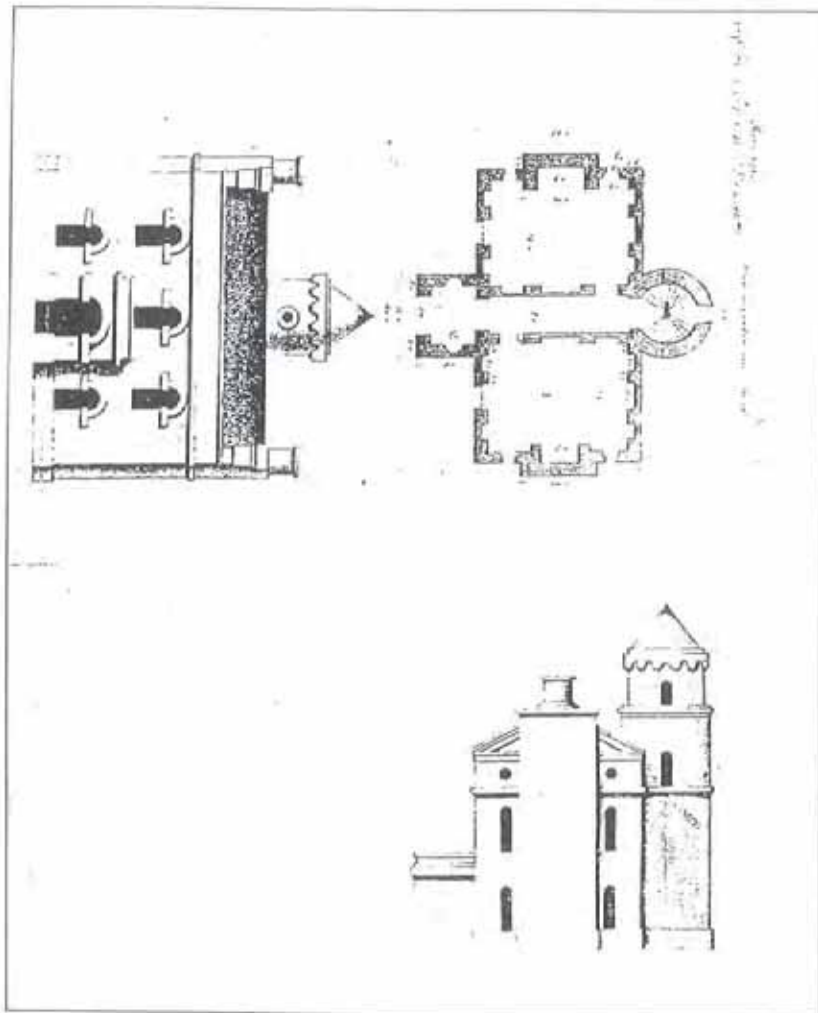


Figure 8.

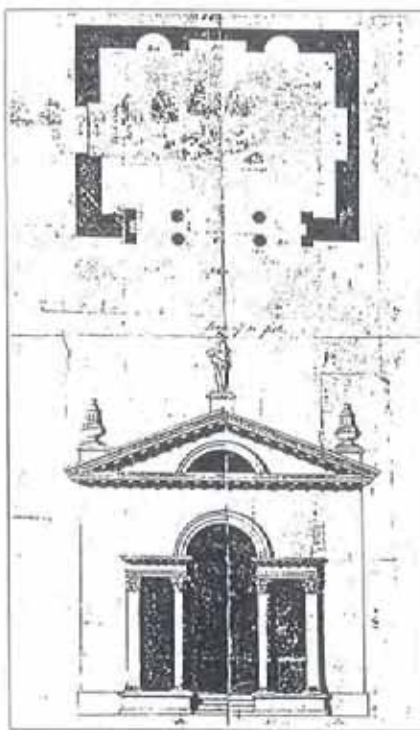
The Brewhouse: Plan and elevations for an alehouse, 1718 Vanbrugh Office; The Brewhouse as restored and extended, photographs.



1718, Draft for the End of the Terrace...



Side view with remaining 'Laundry' brickwork.



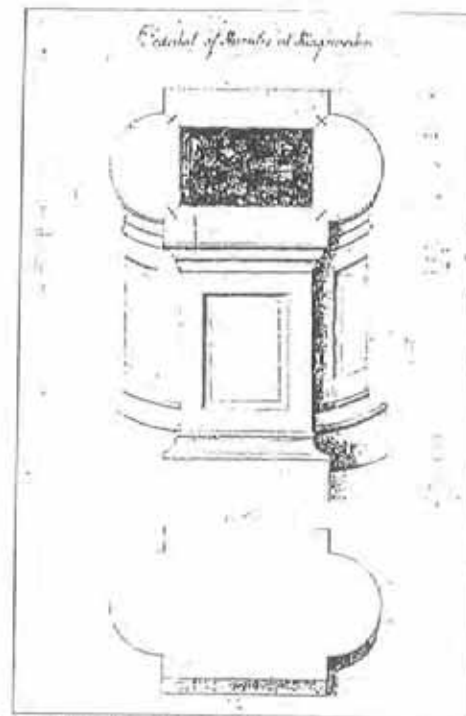
Vanbrugh Office



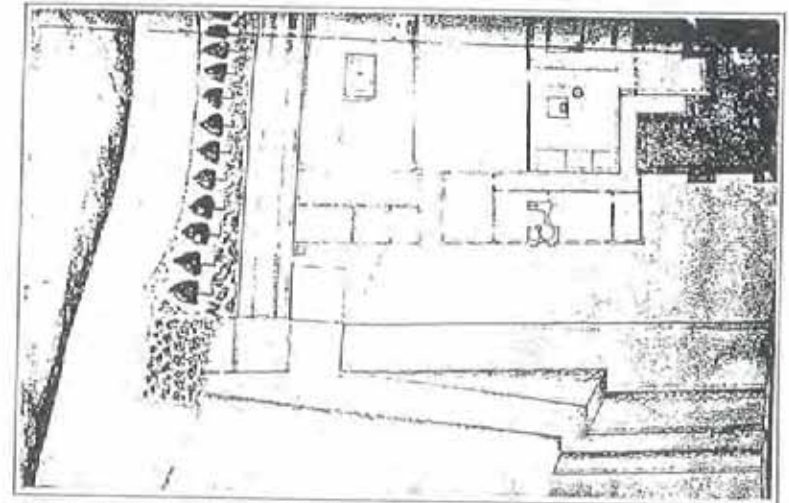
Northwest end wall

Figure 9.

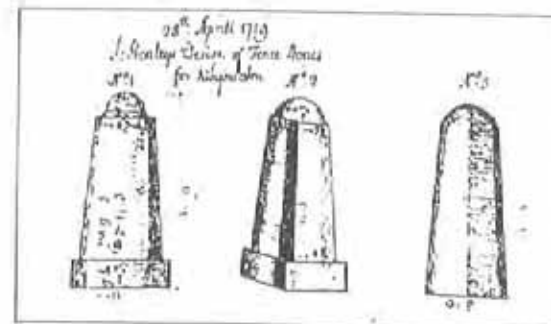
The Loggia: Designs for the Loggia, 1718 Draft and Vanbrugh Office, Downes, Kings Weston Book of Drawings, and photographs.



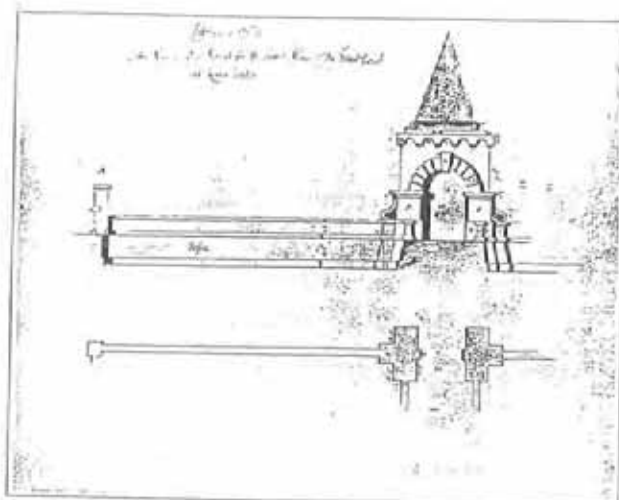
Pedestal of Hercules at Kingsweston.



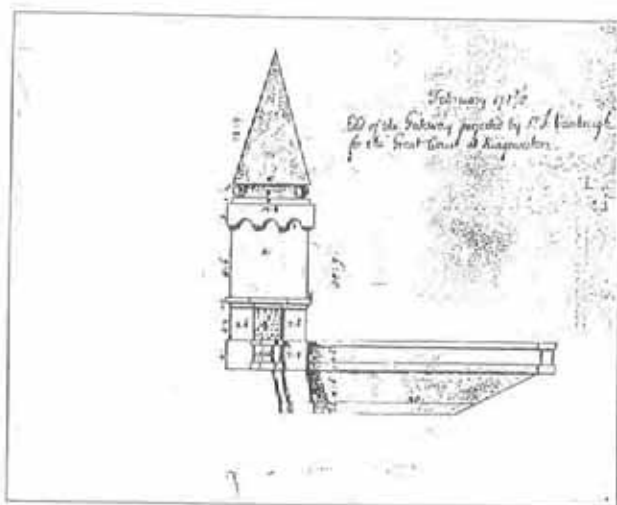
Plan of north garden and west terrace, undated.



J. Henley's Design of Fence Stones for Kingsweston, 1719.



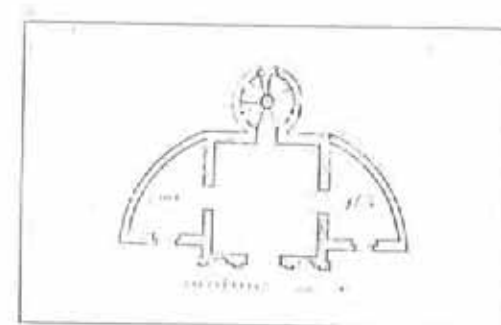
... 1717... Sr John Vanbrugh's Project for the Front Wall of the Great Court...



End of the Gateway, as above.



Design of a Sphinx, for the Chalks of the Great Steps at Kingswestern.



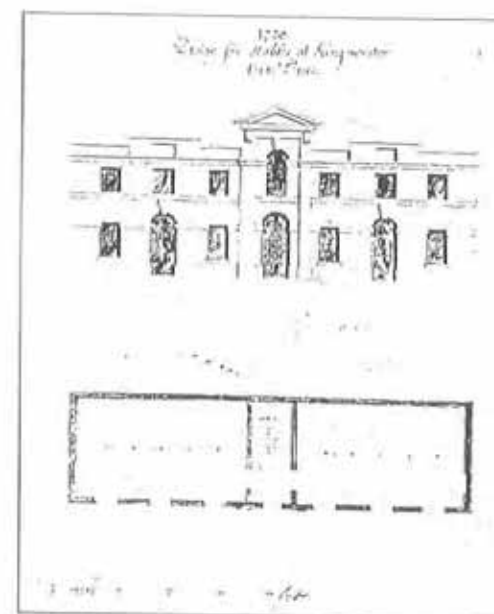
Plan of a Garden Building.



Elevation of a small house, Vanbrugh Office.



Design for a dairyfront, by George Townsend, 1717.



Design for stables, by Mr Price, 1720.

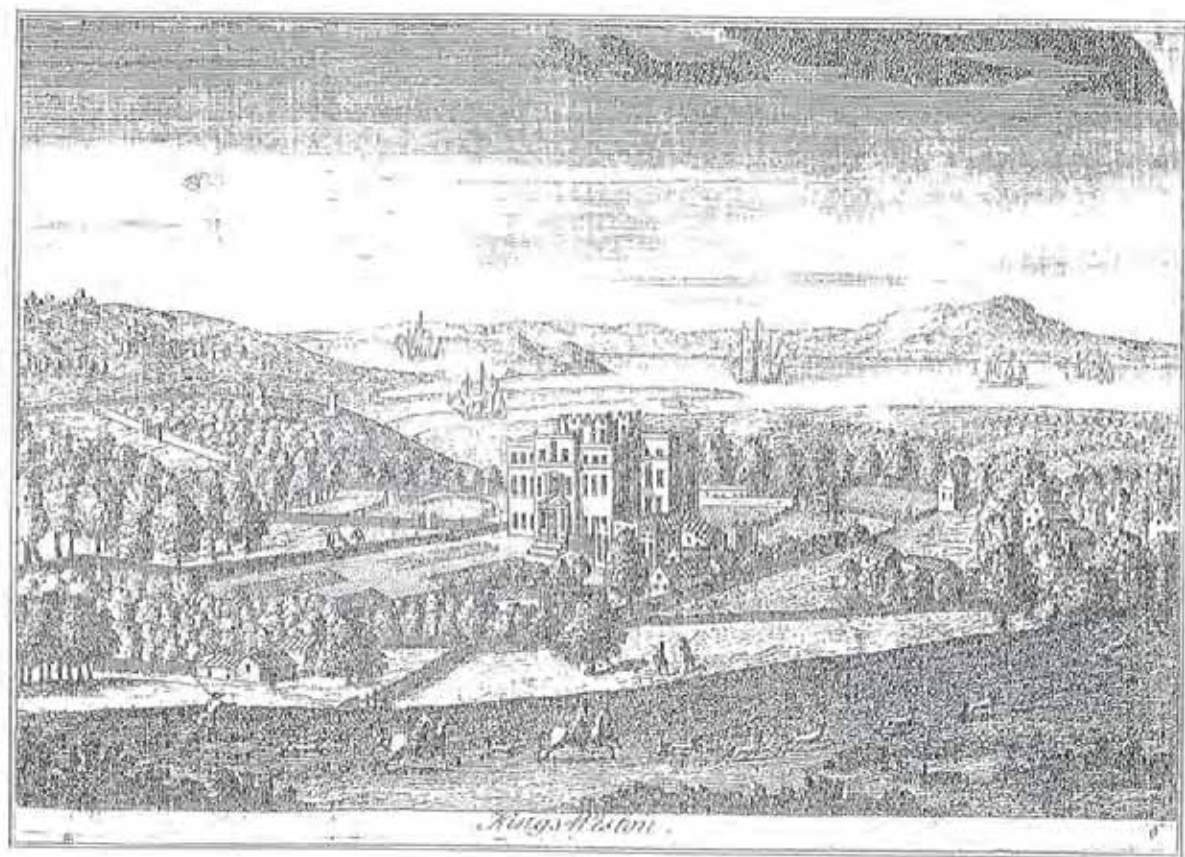


Figure 12. Kings Weston, engraving, undated.

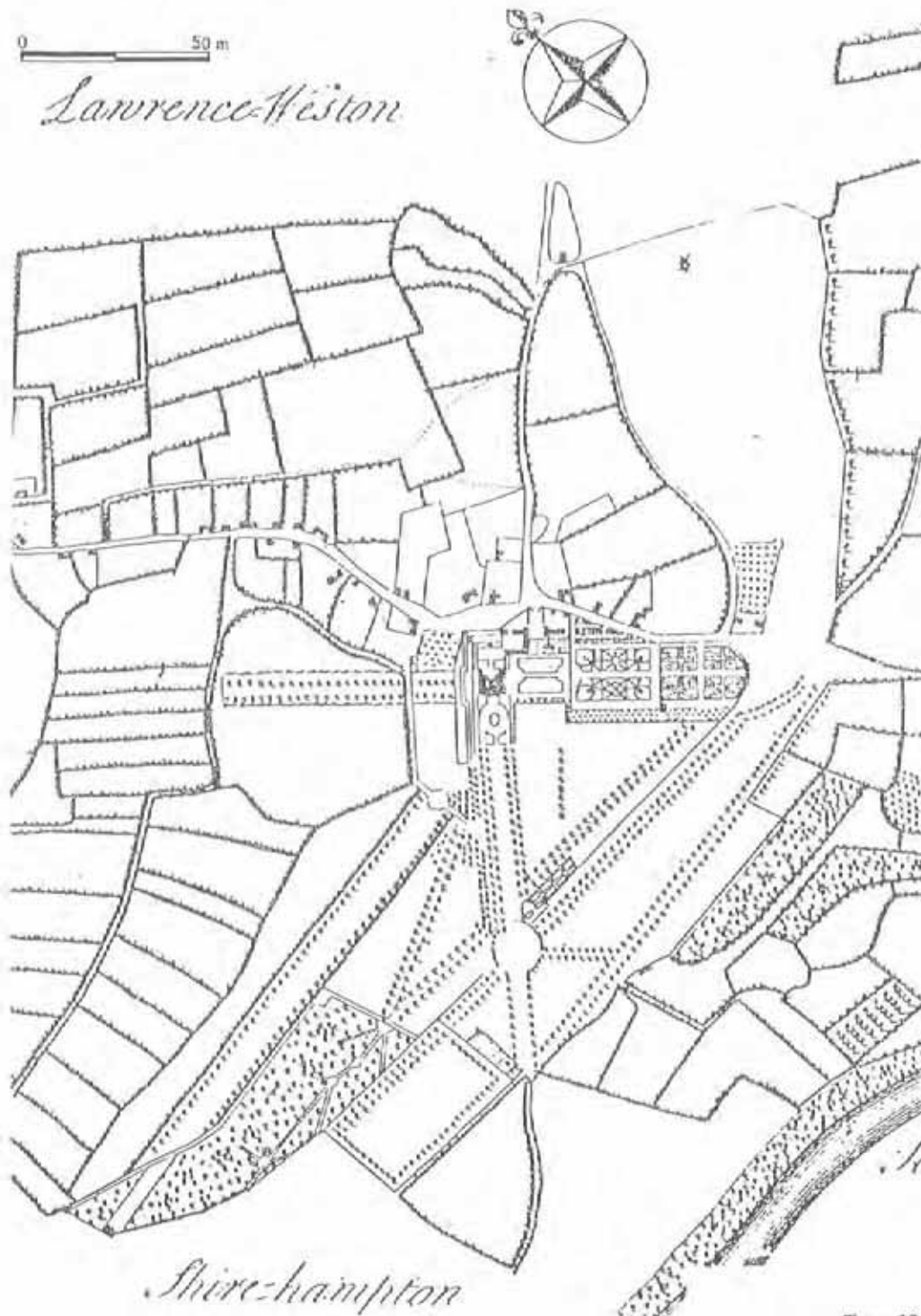


Figure 13.

Estate Map of 1720, held at the British Library, copy held on the County of Avon file.

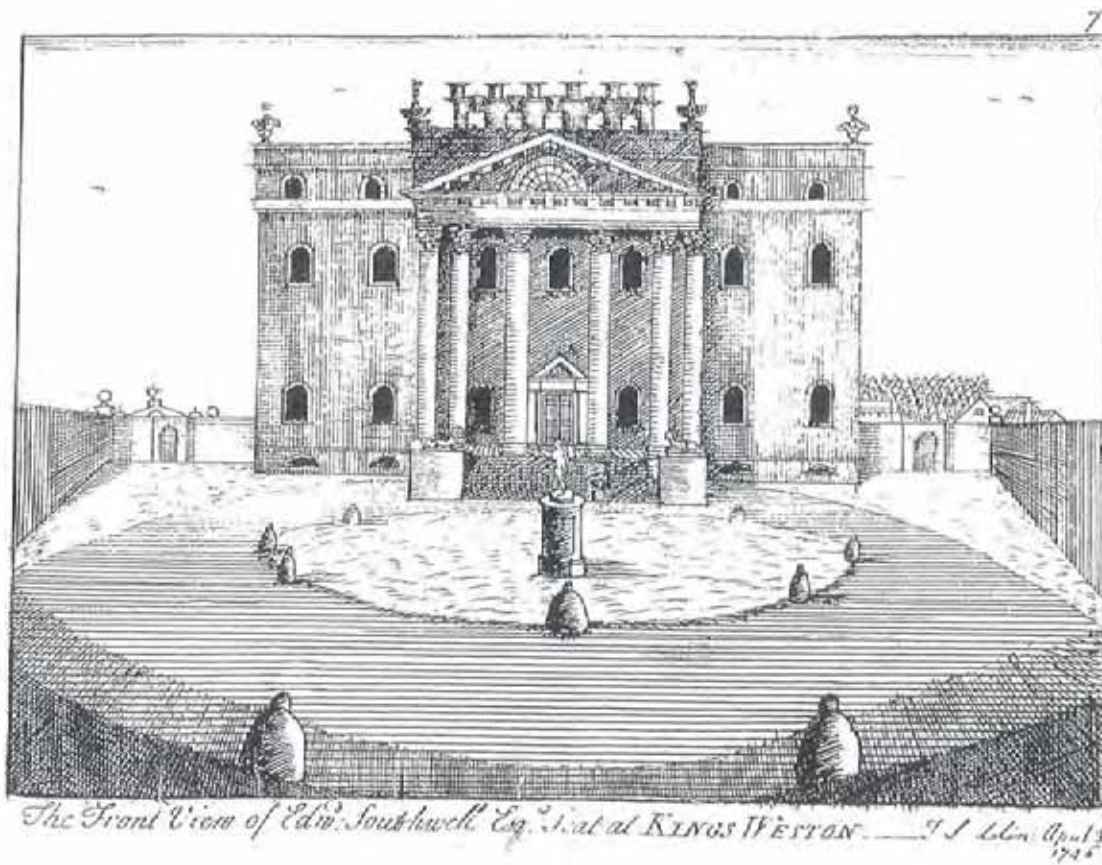


Figure 14.

The front view of Edward Southwell Esq.'s Seat at Kings Weston, James Stewart, 1746, The Bodleian Library Oxford Ms. Gough Somerset 8 fol 36.

In spite of the unusually rich documentation on the house and garden buildings, limited documentary evidence has been located to record the structure of the early eighteenth century landscape. Although Vanbrugh was never formally trained as a professional landscape gardener he has been claimed as a pioneer of the English Landscape Garden movement. The English Landscape style, born and perfected in England, had two principal stages of development. The first centred on the work of William Kent (1685 - 1748) and the second stage was led by Lancelot 'Capability' Brown (1716-83). The first stage led to the creation of an 'ideal' landscape in which nature was given an Arcadian or Elysian antiquity. These landscapes were inspired by the paintings of artists such as Claude Lorrain (1600-82) and Gaspard Poussin (1615-75). Characteristic of these paintings were scenes of the dramatic landscape around Tivoli, near Rome incorporating precipitous hillsides, cascades and beautiful ruined buildings. Vanbrugh is considered by some to be an early contributor to Claudian landscapes.

"As early as 1709 Vanbrugh suggested, but without success, that the old fragments of Woodstock Manor should be kept in the new landscape at Blenheim". (15)

The grand and extensive landscape of Castle Howard completed by Hawksmoor after Vanbrugh's death is considered to be one of the "nobtest of these ideal landscapes ever to be created" (15). The garden buildings at Kings Weston are also regarded as an example of Vanbrugh working to the Claudian ideal.

"A typical Claude landscape has great trees in the foreground, picturesque buildings-mediaeval or classical, in the middle distance and an interpenetration of water and hills in the background. Ships often feature on the water. Kings Weston had everything except the picturesque buildings. When Edward Southwell and Vanbrugh had finished with the park nothing was lacking and this Claudian achievement was widely recognized". (4)

It is clear from Vanbrugh's work that he had an intuitive feeling for the setting of his architecture, for "the conduct of the background" as Sir Joshua Reynolds called it in his *Thirteenth Discourse*. Reynolds described Vanbrugh as "an architect who composed like a painter" (15). However, it is not clear to what extent Vanbrugh was responsible for the early eighteenth century landscape at Kings Weston. During this study no evidence has been located to suggest that a professional landscape gardener was employed before 1740. It is likely that Vanbrugh would have been influenced by Henry Wise and Charles Bridgeman, professional landscape gardeners with whom he worked closely at a number of other properties including Blenheim and Claremont. Although their landscapes were predominantly

formal, both Bridgeman and Wise played significant roles in the early tentative evolution of the more informal English Landscape style. It is also possible that Edward Southwell, who was a particularly well informed and articulate client, to whom Vanbrugh deferred on a number of architectural issues (6), may have been involved personally in the development of an appropriate setting for his new house and garden buildings.

1720 An Estate Survey (figure 13) depicts the new house within an extensive formal landscape. A careful comparison of this plan and Kip's drawing reveals that four major additional features have been laid out:

- i. The first parterre garden has been simplified, but the design of the second garden matches that depicted by Kip, suggesting that the survey was made with reasonable accuracy. A third parterre garden, not depicted by Kip, was added to the same alignment and the structure which had terminated the central axis of the second garden appears to have been moved to the western margin of the garden to permit long views down the extended central axis to Vanbrugh's new Banqueting House, the Echo.
- ii. To the west a new single avenue leads directly to Panpole Gate from the centre of the oval drive in front of the house. The avenue to the west remains, although shown as a light double avenue in contrast to Kip's more open arrangement.
- iii. A further single avenue is shown running from the north west terraces to the Tump, and thence across agricultural land towards the sea.
- iv. A double terrace has been built to the north of the house, and the bowling green building also appears to have been reorientated to view westwards along the top of the terrace.

1730 It is clear from the available documentary sources that when Edward Southwell II died, Kings Weston, as inherited by his son, also called Edward, was predominantly formal in layout.

1746 A drawing entitled "The front view of Edward Southwell Esq.'s seat at Kings Weston" (figure 14) by James Stewart, a Bristol schoolteacher, records the Vanbrugh house in its predominantly formal setting. The oval driveway, with a central grass area surrounded by mammiform bollards and a small central classical statue, of Hercules on a plinth, matches the 1720 Estate Plan. Either side of the house, the roof-lines of garden buildings can be seen including Vanbrugh's Loggia and Brewhouse.

3.3 The Landscape Park

Circa 1750 By the mid eighteenth century the informal English Landscape style was gaining momentum and landscapers such as Lancelot 'Capability' Brown had won some notable commissions. It is likely that Edward Southwell III contributed to the evolution of the Estate, and may have begun the task of deformatizing the seventeenth and early eighteenth century layout.

1750-4 Evidence from the memoranda of the Hon. Edward Southwell (10) indicates that he was actively involved with the landscape of the Kings Weston Estate.

"Kings Weston

Plant on the hill in the Park

Beech

Chestnut

New England Oak

Black (and) scarlett

Kings Weston

275 Perches of Lawrence Weston East Reen to be thrown.

3 trees at Mill Pail Bridge

To cut down the trees advised by Mr. Berkeley

Do, the elm tree advised by my wife, next to the chestnut tree

The ash trees as sent in Long Combe

To fill up the great old hollow place in the park with earth from the lake for Shirehampton

The walk around the Park for my wife

More trees to be planted in the semi circle

Half the ash trees on the Hill to be taken away ...Beech ...

Pots for all the Gates into the Park or tops of brickwalls in the garden to be mended immediately".

It is believed that Mr. Berkeley was Norborne Berkeley of Stoke Park, Stoke Gifford, a major influence on the development of the landscape park in Gloucestershire and elsewhere, who introduced Thomas Wright, architect and landscape designer, at a number of sites (17).

1755 Edward Southwell, as Lord Clifford, was a subscriber, along with Norborne Berkeley, to Thomas Wright's Arbours (11).

1755 On the death of Edward Southwell II, Kings Weston was inherited by his son and heir, also named Edward. Edward Southwell III followed in the footsteps of his father, grandfather and great-grandfather and pursued a political career for which his ability was noted in later years(5).

Although documentary sources provide only limited evidence for the landscape of Kings Weston inherited by Edward Southwell III, by the time of his death in the late eighteenth century interpretation is assisted by a considerable number of contemporary accounts, illustrations and a detailed Estate Plan dated 1772 (15).

Circa 1760 The second stage of the English Landscape style was well advanced by this time and Lancelot 'Capability' Brown, the leading exponent, was working at the seats of noblemen all over the country, including many local properties. Prior to 1761 he was employed to redesign Newton Park, Bath and was commissioned at Kelston Park, Bath by 1767/8(12). It is likely that Brown's work at Kings Weston was commissioned by Edward Southwell III and although Brown's account entry was undated (12) it is likely that the work was undertaken during the period 1758-1774 when the bulk of his commissions were made (13). It is not clear exactly what Brown's role was at Kings Weston, but he was paid £84 for *Alterations about the House and Terras*. The account suggests that Brown's work was very much restricted to the area immediately around the House. He is likely to have recommended the removal of the existing terrace and of some of the walls, particularly those adjacent to the oval driveway as shown on the 1720 Estate Plan and Stewart's drawing of 1746, to allow more expansive views. It is possible that Brown may also have provided more general advice on the deformatization of the seventeenth and early eighteenth century landscape which was largely completed by the 1770's.

1763 Under Edward Southwell III a new phase of architectural activity began when Robert Mylne was employed to complete the structure and interior of the house and outbuildings (3). Mylne's first task was to design the stables, for which he supplied models and many drawings. The stable buildings form three sides of a square adjacent to the road and are complemented by a pool and two lodges on the opposite side of the road, also designed by Mylne. The whole group is considered to retain the massive qualities of Vanbrugh, although this may be less easy to see than the more obvious classical grace of the Mylne composition (3).

1764 The following year Mylne began work on the interior of the house where he improved and redecorated most of the principal rooms.

1772 Mylne continued to be employed at Kings Weston until at least 1772. In that year he designed a lodge and tea room (3). This structure is believed to be Shirehampton Lodge at the entrance to the new park, depicted by S.H. Grimm in 1788 (figure 16).

1772 The Estate surveyed by Isaac Taylor (figure 15) includes an extensive informal parkland. The formal avenues and hedgerow trees have been broken up, although the bones of the formal structure remains visible. Several of the works mentioned in Edward Southwell II's memoranda appear to be shown on the plan, including the trees in Long Combe, and the semi-circle. However, the clearest evidence is of surviving, now overmature, beech in Penpole Wood, dating from circa 1760, which could only have been planted after the removal of the existing trees shown on the 1720 plan. A network of meandering footpaths is also shown in Penpole Wood. The formal parterres to the south east of the house have been swept away although the central vista to the Echo is retained. Wood Lodge is first shown on the 1772 survey. Although today the tiled roof and ornate barge-boards appear to date from the 1820's, Grimm's drawing of 1788 (figure 16) clearly shows a rustic lodge resembling that attributed to Thomas Wright at Stoke Park.

1776 A letter from Thomas Wright at Kings Weston to the 4th Dowager Duchess of Beaufort (17) states that he had just been taken to Kings Weston from Stoke Park, confirming long-term contacts between Norborne Berkeley and the Southwells.

1777 Edward Southwell III died at Kings Weston and was succeeded by his son, Edward Southwell IV who was only ten years old (5).

1788 During the late eighteenth century the parkland of Kings Weston was described and illustrated by a number of contemporary visitors.

The house, parkland, and some of the and garden buildings were recorded in detail by S.H. Grimm on six pen drawings (figures 16,17,18).

1783 The house and grounds were described in "A Picturesque Guide to Bristol" (19)

"From Shirehampton, a back-road leads to Pan-pole, an abrupt knoll at one of the terminations of lord de Clifford's park. On the extreme northern point of this knoll is a dial pedestal, which attracted us to the best view we had yet found here....."

"Passing through the lodge, we entered the private grounds, from whence, by a broad gravel walk, and a flight of steps, we approached the house."

In the same year, the first of numerous views from Pan Pole Point (figure 18) was painted, showing both the surviving visual link between Penpole Gate and the House. The line of this view was created prior to 1720 by an avenue, but the later illustrations show more of an appreciation of the Picturesque rugged terrain, and borrowed views towards Blaise Castle. These themes were repeated several times. Kings Weston Down remains notably bare and treeless.

Kings Weston Down became an increasingly important part of the designed landscape, particularly for its role in the sharing of rugged, exposed, and later Picturesque, landscapes and views with the Harford's Blaise Castle estate adjacent (23). The elder J.S. Harford built a high stone boundary wall at the end of the Down, to stake his claim, but in 1798 Repton included views to the Down in his Red Book for Blaise. Although by the time of his death in 1861 the younger J.S. Harford owned only two and a half acres of woodland at the far eastern end of the Down, along Arbutus Walk, it was he who had collected the Dowager Queen from Henbury Lodge, to drive through Evergreen Wood to see the famous Picturesque Blaise Hamlet.

1795 Two fine watercolours (figures 20 and 21) by Nicholas Pocock from the end of the century show similar views from Kings Weston Down, with sheep, goats and quarrying on the Down, with few exposed trees, and Kings Weston House and Penpole Gate among the trees, looking out at the shipping on the Bristol Channel. Mylne's stable appears rather unconvincingly in the middle ground of the latter view.

1799 Nicholson's view in the reverse direction (figure 22), from Penpole Point shows an open park, a bare Kings Weston Down with the windmill, and Blaise Castle in the distance.

3.4 The Nineteenth Century

The end of the eighteenth century at Kings Weston appears to be remarkably poorly documented, such that the history from the late eighteenth century onwards relies substantially on illustrative and map sources. By this time, Vanbrugh's architecture was considered an anathema by some, one guidebook (20) quoting the epigrammatic epitaph, took Kings Weston as an example

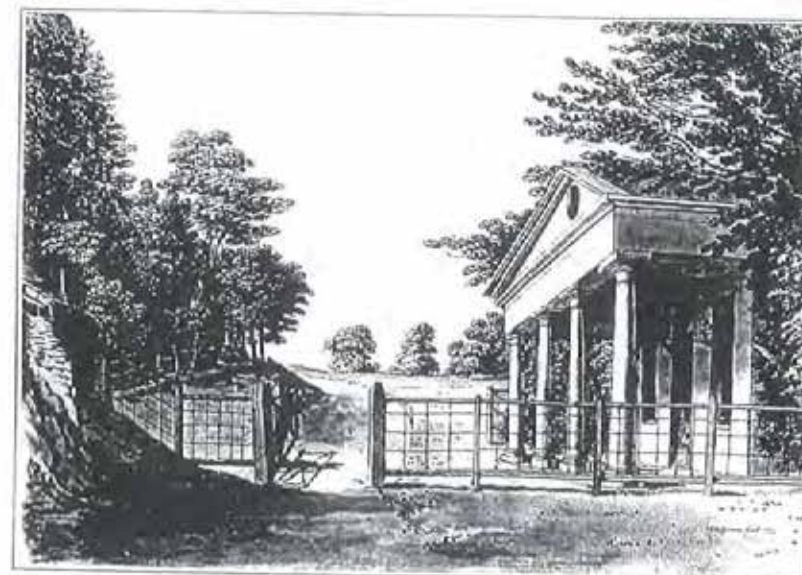
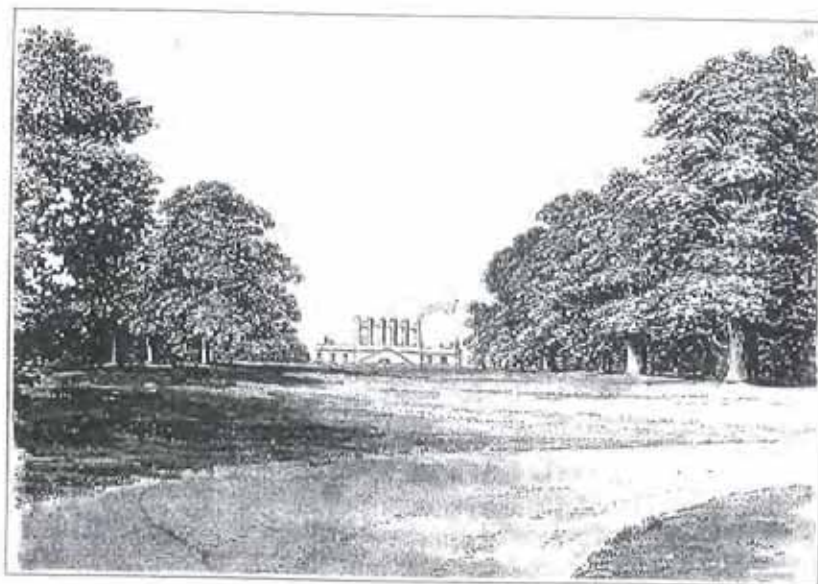
*"He light upon him, Earth, though he
Laid many a heavy load on thee!"*



Figure 15. Kings Weston Estate Map, Isaac Taylor, surveyed 1771, published 1772.



Wood Lodge



Shirehampton Lodge

Figure 17.

Drawings by S.H. Grimm, 1788,
Kaye Collection, British Library.

Figure 16.

Drawings by S.H. Grimm, 1788,
Kaye Collection, British Library.

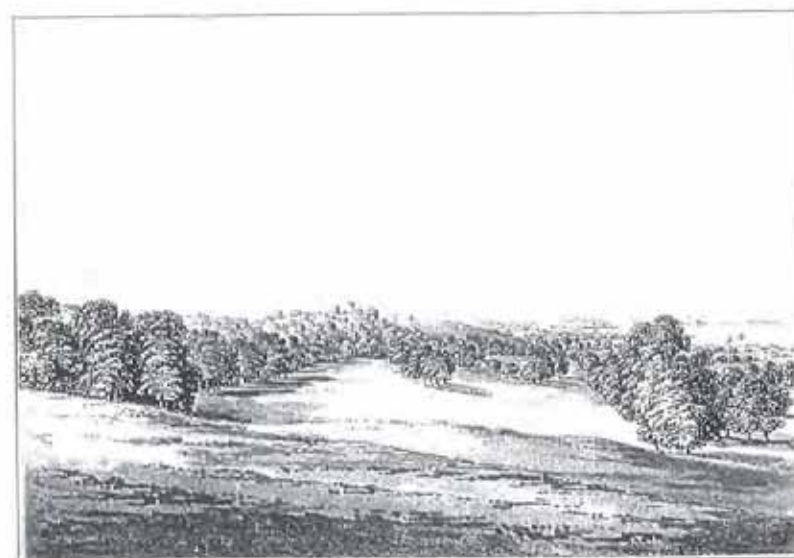
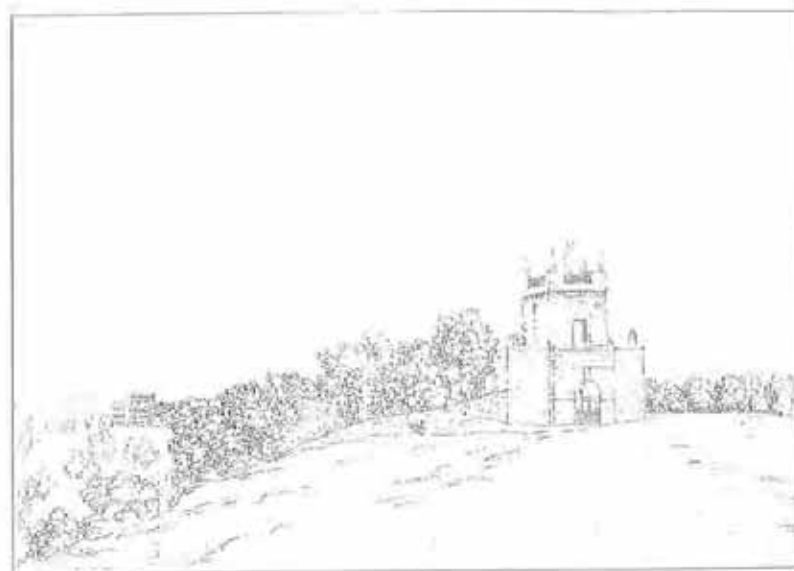


Figure 18.
Drawings by S.H. Grimm, 1788,
Kaye Collection, British Library.



Figure 19. View from Pen Pale Point by Michael Edkins, 1793, City of Bristol Museum and Art Gallery.

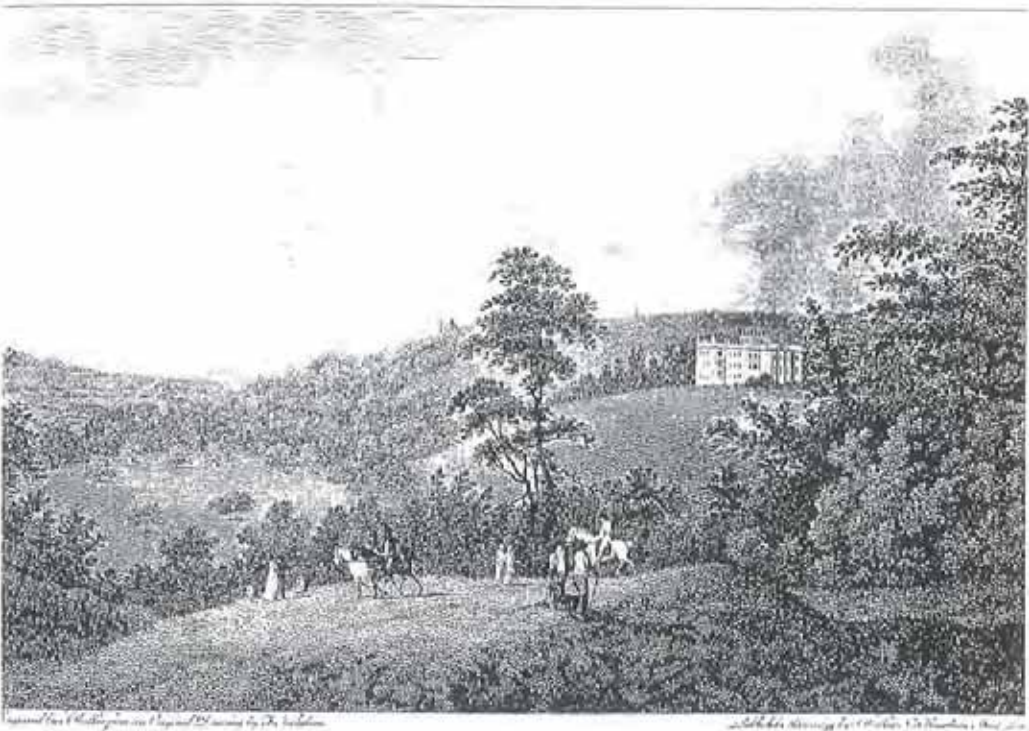


Figure 22. Kings Weston. Engraving by F. Walker from an original drawing by Francis Nicholson, published 1799, City of Bristol Museum and Art Gallery.

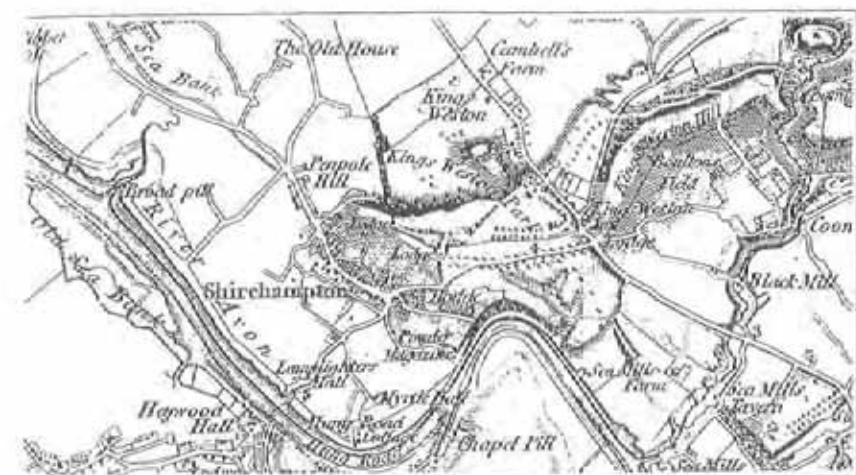


1816



1800

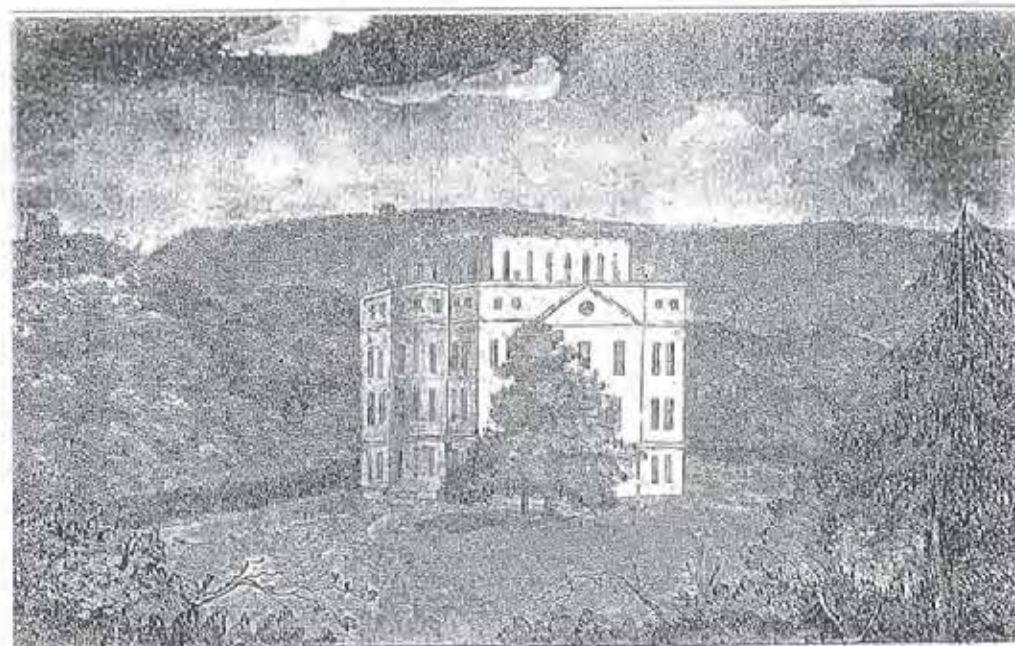
Figure 23:
Isaac Taylor's Map of Gloucestershire, Second Edition, 1800,
Gloucestershire Record Office.
Ordnance Survey drawings, 1816 2" scale.



830



1824



Manby del. G. W. Manby sc.

KINGS WESTON HOUSE.

25. Kings Weston House, Etching and Aquatint by G.W. Manby c.1820.

Figure 24.

Greenwood's Map of Gloucestershire, 1824, reduced version.
Ordnance Survey Old Series, surveyed 1830,
enlarged to 2" scale.



Figure 27.

Kings Weston, Engraving published by Sherwood Jones and Co., 1825, City of Bristol Museum and Art Gallery, and photograph.

Figure 28.

Kings Weston, Engraving of a drawing by J.P. Neale, published 1823, Bristol Record Office.

The same author admired the *green and hot houses*.

- 1800 Isaac Taylor's second edition Map of Gloucestershire (figure 23) is rather unclear, but does show the extent of the park either side of the ridge. No woodland is visible on Kings Weston Hill, but this is not confirmed at the time of the Ordnance Survey drawing.
- 1816 of 1816 (figure 23), which does show a formal avenue of trees along Shirehampton Road, parkland either side of Napier Miles Lane, and open drives across the top of Kings Weston Down.
- Circa A rather crude etching repeats the themes of figures 19 and 22, but continues to show
1820 a bald Downland, although occasional young conifers in the foreground suggest a new phase of planting.
- 1822 The Southwell family sold the estate to Philip Miles of Leigh Court (19).
- 1823 The Tump park and north eastern front remained open to view in a more picturesque image by J.P. Neale (figure 26), with climbing plants on part of the house, and sheep and horses grazing the park, while an engraving shortly afterwards shows cattle in the Home Park.
- 1825
- 1824 The park is shown as a dark tone on Greenwood's county survey (figure 24) available as a reduced edition while, in contrast the Tithe Plan, even with several damaged areas
- 1841 (figure 29), provides evidence of the extensive plantations either side of Kings Weston Hill, and the wooded parkland which reached either side of the House, across the spur
- 1844 By 1844, Kings Weston was the residence of W. Miles, Esq. M.P. (19)

It is clear that, by this time, a further phase of architectural and landscape change has occurred. Henbury Lodge has been added, and all the other lodges share architectural features suggesting substantial reconstruction in the 1830's, with bay windows, tiled roofs and ornate barge-boards (Appendix 3). From the 1820's conifers, not just yew but probably Norway spruce and larch, emerge through the woodland canopy, creating a decidedly Picturesque setting for Kings Weston House, increasingly overgrown by evergreen shrubs and climbers, with outbuildings hidden by shrubbery and trees (figure 27 and 28). Nevertheless, the latter view could not resist the appeal and magnificence of Vanbrugh's building, viewed directly along the principal axis. Over the same period extensive plantations had been established on the flanks of Kingsweston Hill, with yew, holm oak, ornamental oaks,

larch, beech and sweet chestnut either side of a single circuit drive half way up the slope. There is no documentary evidence for any particular designer in this period.

The 1841 layout remains virtually unaltered on the 1886 Ordnance Survey first edition (figure 30) except that, from the site evidence, it is clear that several of the avenues were replaced at about or shortly after this time, generally by lime trees, but often using fashionable trees including Atlas cedar, Bishop pine, broad leaved lime, and horse chestnut. In addition, the reconstruction of a northern terrace, in the same location as that shown in 1720 and swept away by Brown, may be seen as evidence of a late nineteenth century formal revival.

3.5 Twentieth Century Decline

- Site evidence suggests a further burst of garden activity early in the century; Forsythia and Philadelphus planted in Penpole Wood, Japanese knotweed and small concrete pools either side of the Echo Walk, reflecting a style adopted elsewhere around Bristol with greater confidence. The gardens and buildings were recorded by Country Life (21) as set within magnificent mature grounds. However, the tide was hard against the survival of such large scale ornamented grounds. In 1918 Shirehampton Park was given by Dr. Napier Miles to the National Trust. In 1937, the House was sold on the death of Dr. Miles to Bristol Municipal Charities, and 104 acres of the Downs to Bristol Corporation for £11,764.
- 1899 Work to build a school at the House was halted by the war; instead it and the grounds were occupied by troops, as is evidenced now by the numerous concrete slab foundations.
- 1918
- 1937
- 1939
- 1948
- 1952 The fish pond and lodges were bought by Bristol City in 1948, but within four years
- 1959 Penpole Gate was dismantled and orders to demolish the stables in 1959 were only 1962/63 rescinded after a press campaign. The House was restored with public funds shortly afterwards, but by 1970 a Police Training School was established and the Brewhouse, Loggia, 'Laundry' and Echo were under threat of demolition. Plans to redevelop Kings Weston as headquarters for Avon and Somerset Police were halted due to public opposition, and the historic landscape continued to suffer from neglect, vandalism, lack of management and an uncertain future in multiple public ownership. Planning permission and listed building consent was granted for Bristol Buildings Preservation Trust to convert the Brewhouse and Loggia into private dwellings.
- 1968

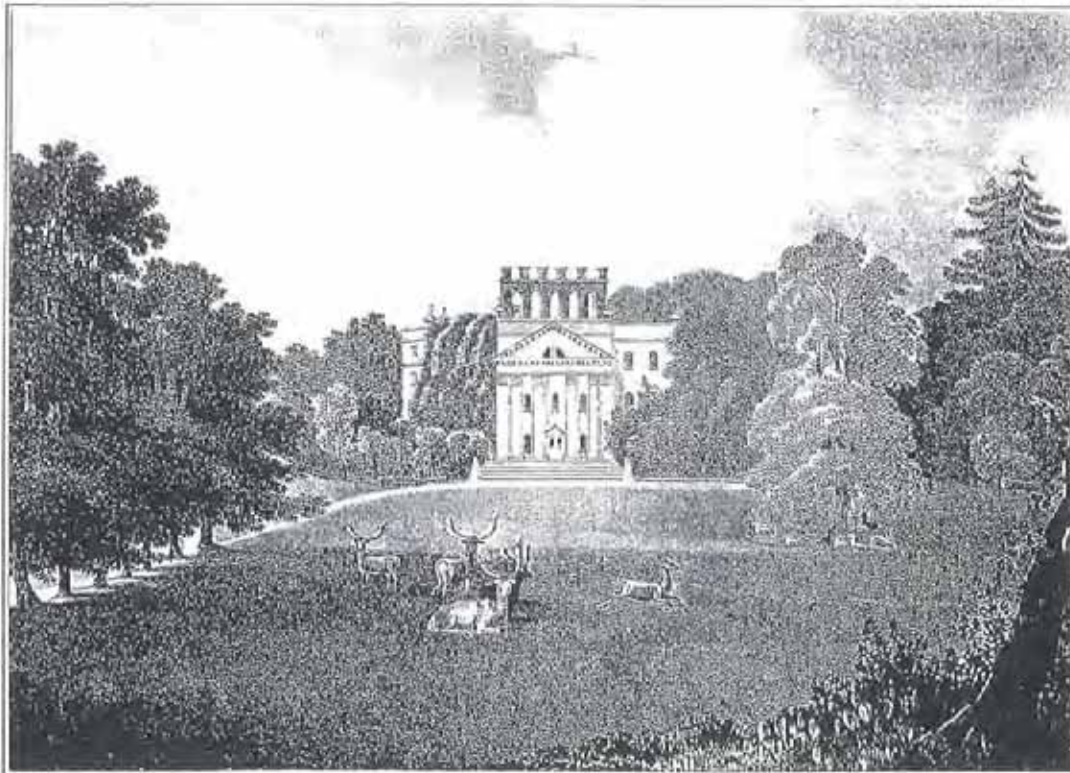


Figure 26. Kings Weston, The Seat of Lord de Clifford. Lithograph, W.A. Frank, 1831, City of Bristol Museum and Art Gallery.

HENBURY TITHE APPORTIONMENT

- 54 Plantation near Kingsweston House
- 55 Kingsweston House
- 58 Plantation by Penpole
- 57 Plantation on Kingsweston Hill
- 46 Plantation at Cliff Wood
- 43 Everlands and part of the Park called Honey Knapp
- 45 Plantation in the Park
- 48 Lodge & Plantation
- 51 Plantation on Kingsweston Hill
- 93 Part of the Common
- 94 Part of the Moor
- 95 Part of the Moor
- 96 Part of the Moor
- 109 Plantation in the Moor
- 99 Whby bed in the Moor
- 59 The Great Park
- 49 Open land
- 50 Kingsweston Inn, garden yard & outbuildings
- 63 Paddock
- 66 Kitchen garden
- 53 Part of Evergreen plantation
- 52 Kingsweston Hill
- 215 Road from Kingsweston Inn towards Black Hill
- 44 Plantation in Sea Mill Farm
- 422 Plantation on Kingsweston Hill
- 419 Plantation on Kingsweston Hill
- 491 Not located
- 421 Plantation on Kingsweston Hill

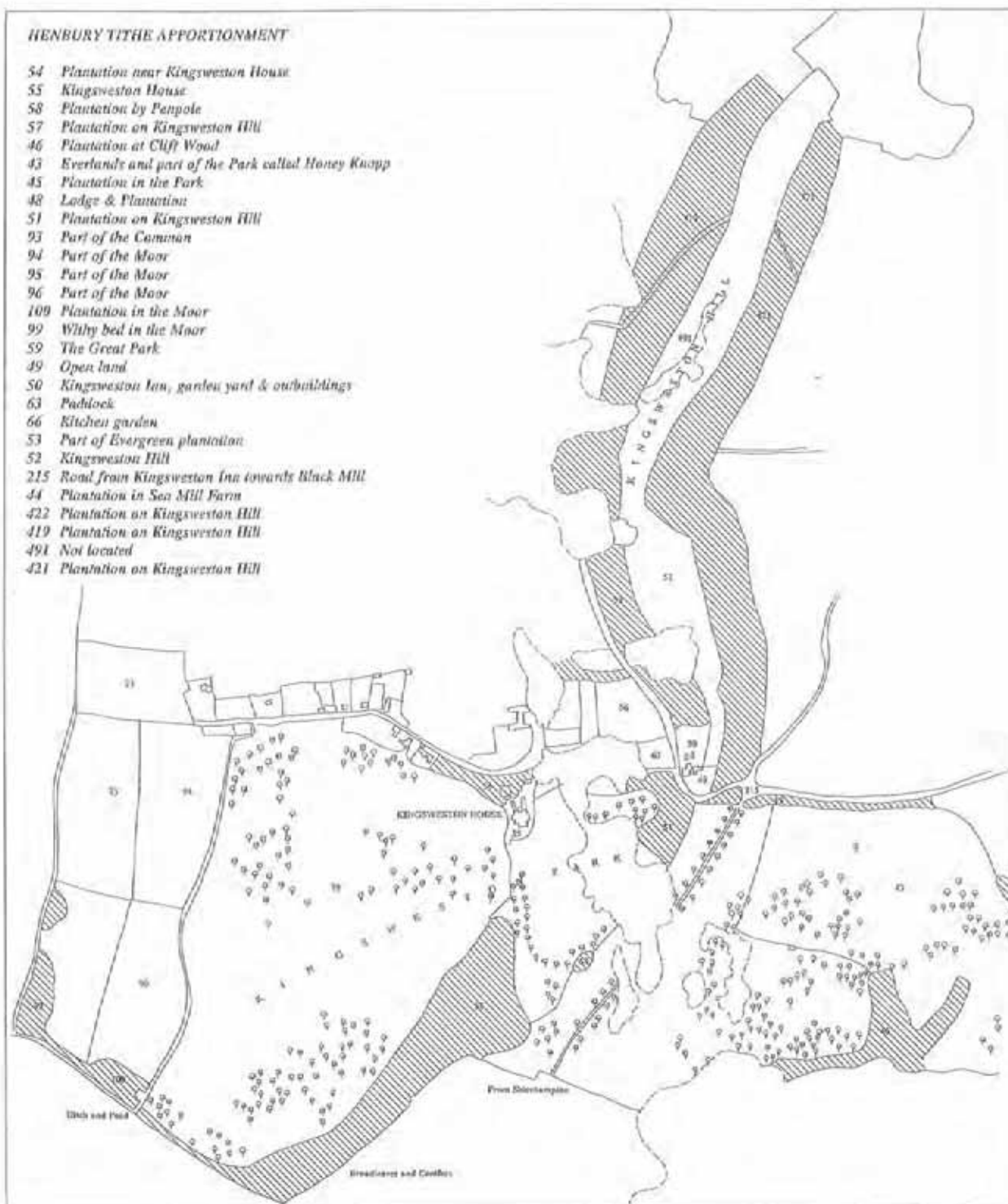


Figure 29.
Tithe Plan for the Parish of Henbury, 1841.

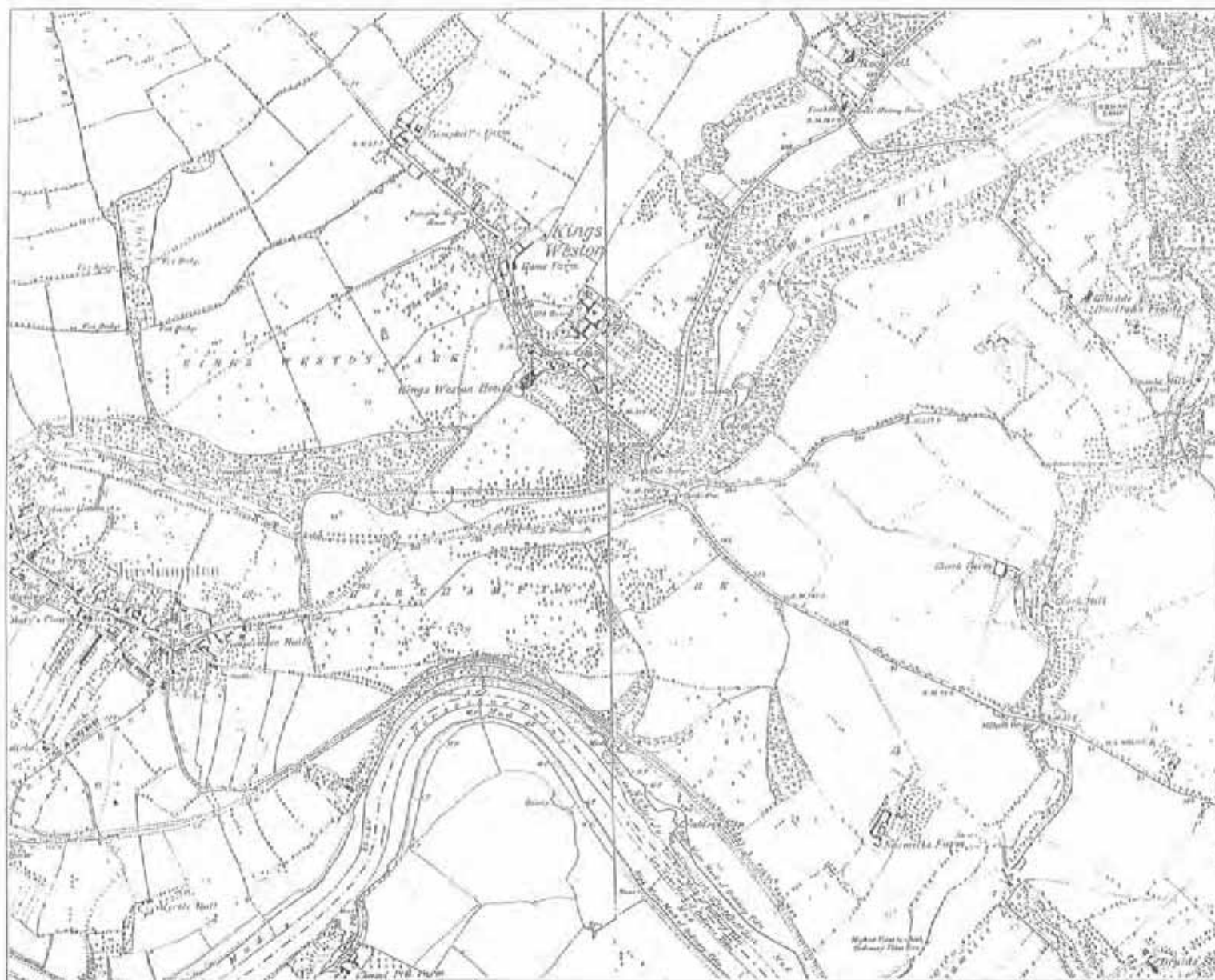


Figure 30.

Ordnance Survey first edition, 1887, six inch scale,
Gloucestershire County Record Office.

4.0 SITE DESCRIPTION

This section is not intended as a full ecological or silvicultural description, but rather a review of the condition of the various elements of the historic landscape, and an appraisal of their historic significance.

The Kings Weston landscape (figure 31) can be divided as follows, with the ownership indicated in brackets:

1. House and Buildings (Avon and Somerset Constabulary/Bristol Buildings Preservation Trust)
2. Home Park (Avon and Somerset Constabulary)
3. Echo Woodland (Avon and Somerset Constabulary)
4. Penpole Wood (Bristol City Council)
5. Penpole Point (Bristol City Council)
6. The Walk (Avon and Somerset Constabulary)
7. The Tump and Great Park (Bristol City Council/Private Residences)
8. Stable Block and Gardens (Avon and Somerset Constabulary/Bristol City Council)
9. The House in the Garden (Avon County Council/Private Residences)
10. Napier Miles Park and Henbury Lodge (Bristol City Council/Private Residences)
11. Shirshampton Park (The National Trust/Bristol City Council north of the road)
12. Kings Weston Hill (Bristol City Council)

4.1 House and Buildings

Kings Weston House has a south western aspect, overlooking the Home Park Lawn, with side views across to Avonmouth. The house is immediately surrounded by a tarmac surface, which extends from the balustrade to the main access on Kings Weston Lane, providing car parking space at the rear of the house. Behind the House lies the Brewhouse, now converted to use as private accommodation, and the remains of the Loggia and 'Laundry' at the north end of the terrace. The latter two, in ruinous condition, are surrounded by unkempt scrub and rubble, while the area around the Brewhouse has recently been upgraded with ground cover shrubs, lawns, a yew hedge and mixed tree planting.

Either side of the southwest entrance to the house are groups of mature yew and bay trees dating from before 1790, although difficult to date due to past management.

South east of the House is the site of the first of the formal parterre gardens, depicted by Kip. The site today consists of a mown lawn with former bed marks, either side of a central gravel walk five metres wide. The remains of Kings Weston school, started 1939 but never completed, lie to the north east of the garden in an area of regenerating sycamore, ash and oak woodland thirty to forty years old.

4.2 Home Park

This large expanse of unimproved grassland is currently used as recreation area, and is kept closely mown. The perimeter, however, is uncut, so that scrub consisting mostly of blackthorn and sycamore is encroaching. A boundary ditch of this area can still be detected in some places along the south edge. There are a number of archaeological features in the lawn consisting of low banks and ditches and these are recorded on the Restoration Masterplan (Appendix 5). A twentieth century concrete lined circular pond lies in the eastern corner surrounded by willow scrub, now part of Echo Wood, and may have been the base of a World War II fire pond.

4.3 Echo Wood

This area of woodland lies between the Home Park and the tall rubble wall along Kings Weston Lane, from the site of Kings Weston school, to a lower wall, partly lost, running parallel with Shirshampton Road.

The vegetation of this area can be divided into three broad types:

- i. Prominent open grown trees dating from 1860 to 1890 including beech, Labanor cedar, Bishop's pine, horse chestnut, yews, laurels and limes. These are planted singly, the majority along the main drive through the wood. There are, however, exceptional trees that predate these including the stumps of sweet chestnut dating from about 1700 onwards, with young coppice regrowth dating from the 1940's.
- ii. There is evidence of an early twentieth century garden phase, in particular around The Echo. Introduced species include Japanese knotweed, Aucuba and Cryptomeria, Ailanthus and Norway maple.
- iii. The majority of this woodland consists of semi-natural vegetation, including oak, ash, beech, yew, sycamore and laurel regeneration. The age structure and density of the trees suggests that the woodland has not been managed in the past fifty years.

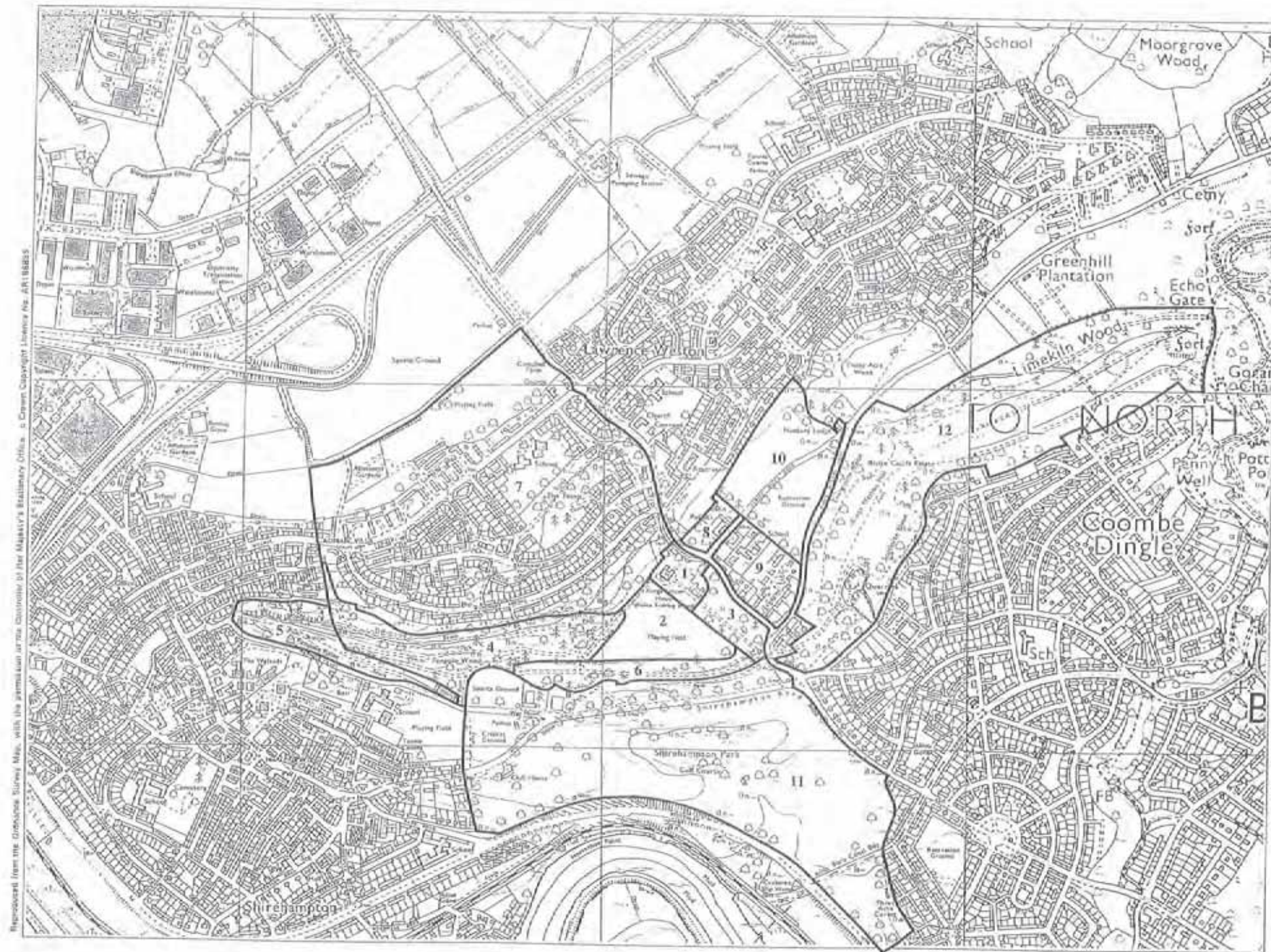


Figure 31. Site Description Areas.

The view from the house to The Echo is now obscured by semi-natural wood, although the Echo Walk is described in *Country Life* in 1953 as an open ride.

The park boundary on the south side can be easily traced, as a stone wall with the later addition of millings along the top, now largely dilapidated. Most of the wall is in reasonable repair. There are many war-time remains throughout the woodland, the majority being concrete bases of buildings, and many are visible from the main paths.

4.4 Penpole Wood

Penpole Wood runs along the top and the north flank of the spur to Penpole Point. Much of the vegetation shows similar characteristics to that described above, with semi-natural regeneration of trees, woodland and ornamental tree planting.

The dominant landscape feature is the avenue of European limes running southwest from the house bordering Penpole Wood. The trees, with some regenerating stumps occur at ten metre spacing creating a walk twelve metres (forty feet) wide, dating from around 1700. More closely spaced rows and a circle of limes are found along the major walk in the north of the wood, and although more difficult to estimate, are believed also to date from the 1700's with further modifications in the early twentieth century. Similarly on the north flank are fine specimens of mature and over-mature beech, with a laurel and hazel understorey, dating from around 1760, with stumps and dead trees of a similar age nearer the ridge and central drive. Yews either side of this drive appear to date from the nineteenth century, with many regenerated specimens. Understorey shrubs in this central area and along subsidiary paths, particularly at the eastern end of Penpole Wood, include species such as laurel, *Philadelphus*, *Symphoricarpos*, and *Forsythia*. This range of shrubs, though difficult to date, suggests an early nineteenth century and an early twentieth century phase of planting. Specimen trees, mostly south of the central drive, date from a period between about 1870 to 1890, suggesting a secondary, semi-formal garden planting phase including *Deodar*, *Wellingtonia* and beech.

Within Penpole Wood are the ruins of three buildings, Penpole Gate, and two buildings situated near the quarries. Penpole Gate remains only as wall stumps and rubble. Of the smaller buildings, one is situated against the park boundary wall. The adjacent building is smaller, with some evidence of ornate stone work; all of the buildings have rubble stone walls.

The boundary of Penpole Wood is formed by a collapsing, stone wall to the south, while the north boundary is composed of a bank and ditch with an overgrown hedge of hawthorn and

hornbeam. Near the ruins in the north west corner the boundary has become incorporated into scrub woodland. The original park boundary bank runs down the centre of this woodland, demarcated by large Horse and sweet chestnuts dating from about 1760.

Many of the paths in the wood have become lost or ill-defined because of the unchecked vegetation growth, soil erosion, windblown trees, and the adoption of desire lines. New paths and bridleways that cut across the original paths have been developed. Throughout the wood there are signs of vandalism and rubbish dumping, partly associated with car theft.

4.5 Penpole Point

Penpole Point remains as a central rough grass ridge, with semi-natural woodland on the steep slopes, regenerated since the 1940s. The Point has a central track, with the focal point being the stone 'sundial' at the highest point, next to the triangulation point. There are no large trees in this area which relate to the phases of landscape development in the other sections, excepting a few holm oak from the late eighteenth or early nineteenth century growing on the south side of Penpole Lane.

The three quarries to the north of Penpole Point are substantially overgrown, but remain as impressive features. One partly filled quarry has an open entrance; the larger quarry has no public access, is subject to tipping and is partly developed, but the easternmost quarry remains intact and enclosed by woodland. Older shallow relict quarries survive on the ridge, shown in eighteenth century illustrations.

4.6 The Walk

This area is defined as the trees and scrub either side of a straight drive which connects The Echo to Penpole Wood. The loose avenue appears to be formed by trees shown on the first edition Ordnance Survey, but which are not believed to predate 1870 significantly, and therefore would have been planted to replace trees dating from about 1700, falling earlier than the trees to the north due to the shallow rocky ridge soils.

The trees include a high proportion of large leaved lime, but also *Cedar of Lebanon*, *Atlas cedar*, *Bishop pine*, *Horse chestnut*, *sweet chestnut*, *Turkey oak*. The planting, at approximately ten metre spacing, fifteen metres wide, suggests replanting over a period (1860-1890) as the original trees failed. Then, as now, this was an unsatisfactory method of replacing formal avenues. Between these trees is an amount of recent semi-natural scrub, ash and sycamore, concrete building bases, and a few earlier trees, a mature *Horse chestnut* of circa 1800, and a couple of mature sycamores, part of the earlier parkland planting.

The southern boundary is formed by three distinct bulges in the low bank and ditch, consistent with a ha-ha or sunk fence constructed on a demolished wall. The central bulge, now incorporated into the mown grass verge of Shirehampton Road, corresponds to the radiating circle on the principal avenue of 1720. Those either side relate to later parkland clump plantings, shown enclosed in 1772, and now with a greater diversity of scrub species including holm oak and yew.

4.7 The Tump

The Tump has become an island, a knoll of land now separated from Kings Weston House by residential development. This open grassy area has groups of young trees around the summit consisting of oak, ash and in particular regenerated English elm. At the summit is the stump of a *Wellingtonia*, that would have been clearly visible from the house, about 103 years old. Only two other elements of the park survive, part of the peripheral belt to the east, containing some magnificent plane trees and sycamore, dating from around 1775. The second area is that immediately below the house and Penpole Wood; large areas have become overgrown recently with elm, dying from Dutch Elm Disease, and sycamore. Other areas are covered by dense herbaceous growth, while some plots have been adopted for garden use. Housing at Lawrence Weston below is largely obscured in views from the Lawn by a single overgrown hawthorn hedge planted this century.

The slope below the house balustrade is entirely overgrown with sycamore, with a ground cover of ivy. The even age of the trees and the lack of large stumps confirms that the slope was entirely open, giving clear views from the balustrade, Loggia and House.

The only significant tree within the area is believed to be a burnt-out hulk of a lime tree, corresponding to the 1720 avenue to Penpole Lodge. Otherwise even the older trees alongside Kings Weston Lane are of relatively recent origin.

4.8 Stable Block and Gardens

Mylna's Stable Block has been fully restored and converted to residential use from a derelict state. The ice house survives in good condition with an insecure safety fence and young yew trees around it. To the south and north of the block are two areas of garden left unmanaged with rubble and scrub, although the northern one appears to have been planted up as a hardwood plantation in 1992/3. The south section contains yew trees dating from circa 1850, along the boundary wall almost certainly trimmed previously. The rest of the garden contains young sycamore trees, regrown from clearance, with some remnants of box and holly

planting. Some windblown trees remain in the dense scrub above Kings Weston Lane, including mature sycamore and lime stumps from the eighteenth century growing above the quarried rock face edging the road. The garden walls are neglected and damaged.

4.9 The House in the Garden

This area is now used as a school by Avon County Council, and so was not surveyed in detail. The area of orchards and estate outbuildings has been subject to residential development, although substantial built features survive, notably the garden wall, Napier Cottages, Kings Weston Court, the House in the Garden and Mylna's Fish Pond and Fishing Lodges. The buildings appear generally sound, but no longer form a visually integral part of the estate landscape. Little evidence was seen of the once reputed gardens and well-trained fruit trees.

4.10 Napier Miles Park and Henbury Lodge

The area is divided by Napier Miles Lane, with the area to the west, used occasionally as a travellers' campsite, with areas of encroaching scrub, semi-natural woodland and mixed belt planting around the periphery.

The park has clear views over the Bristol Channel. Occasional mature oak and ash trees line the lane, and nearer to the Lodge is a small wooded area containing fine specimens of beech, dating from the early nineteenth century. A row of limes, dating from the early to mid-twentieth century, bound the lane and the sports pitch, but do not obscure the view of the city from the recreation area, partly due to the sports field cut and fill raising the pitch level around the base of the trees. The lane is fenced by twentieth century iron railings in variable condition.

4.11 Shirehampton Park

Shirehampton Park was not surveyed in detail due to the limited public access, being outwith the current survey area, and the largest part of the Park let by The National Trust to the Shirehampton Golf Club. There are extensive areas of young trees, planted and scrub regeneration, and golf fairways have been subjected to substantial changes in topography. No specific areas of eighteenth century parkland planting were identified, but are believed to exist in limited areas. Although many views from Shirehampton Road are obscured, some open views to the River Avon and Gorge, across a foreground retaining something of a parkland character remain. Between the Golf Course and The Walk, either side of Shirehampton Road, runs a loose avenue of lime trees from the late nineteenth century within

open mown grass, with some young parkland specimen trees and groups, and a clump of early nineteenth century Horse chestnut in a shallow quarry. Part of this area is occasionally used for sporting events. Tennis courts and a sports track intrude on the alignment of the principal axis to Kings Weston House. Undulating ground suggests small-scale early quarrying, while the northern boundary is formed by a remnant bank and ditch along the walk.

4.12 Kings Weston Hill

Kings Weston Hill is generally depicted as open downland until about 1820. Surviving archaeological features, the species-rich sward, and strip quarries imply a history of downland management over the preceding centuries. A windmill existed on the hill from before 1720 until the 1800's. Some small areas of coppice may have survived on the steeper slopes, to supply a lime kiln, but larger wooded blocks are not shown. However, by 1841 the entire slopes of the hill are shown as plantation. Southside Wood, Evergreens Wood and Limekiln Wood all retain different characters reflecting their names and soil conditions and aspect. The style of planting, use of specimen trees, rows of beech, and non-timber species including yew, and the presence of a circuit drive, may be seen as evidence of a deliberate Picturesque design. The area was not surveyed in detail, but the following aspects mitigate against conservation of the historic landscape, and need to be addressed:-

- i. Scrub growth and lack of grazing on top of the Down, reducing external views, threatening buried archaeology, and reducing the conservation value of the downland sward.
- ii. Stone surfaced paths and drives require regular maintenance to withstand the current high levels of public access.
- iii. The western end of Evergreens Wood was seriously damaged by storms in January 1990. Timber extraction machinery created disturbed soil conditions which have reduced the potential for regeneration and caused the loss of any earlier archaeological evidence, such as Picturesque pathways.
- iv. Elsewhere semi-natural woodland regeneration is reducing the diversity of internal woodland landscape character. Active management is required to maintain and regenerate the Picturesque elements.

The downland on top of the hill is subject to a Countryside Stewardship agreement, although not yet (1994) under management.

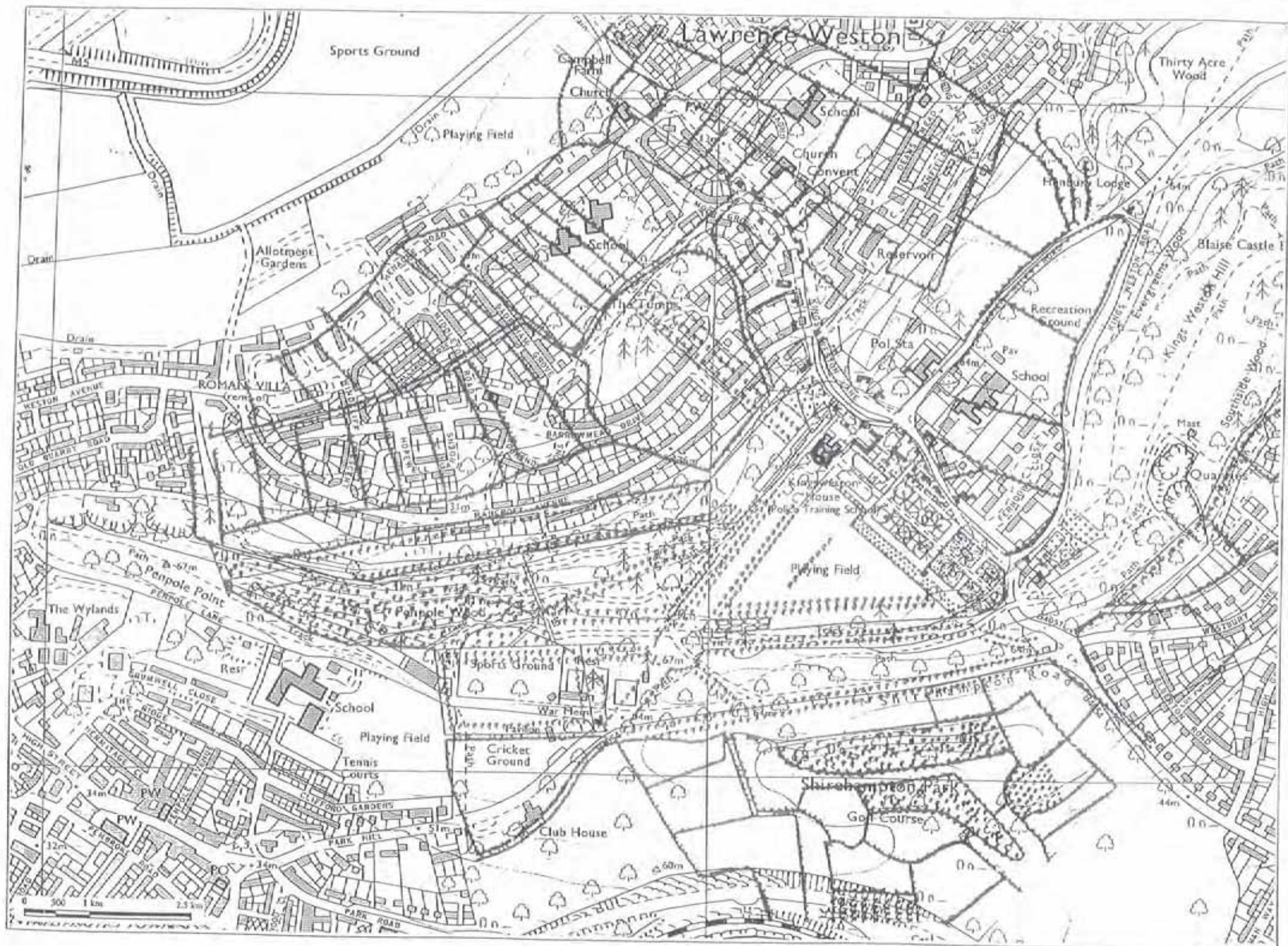


Figure 32. Overlay of the 1720 Estate Plan on the modern Ordnance Survey

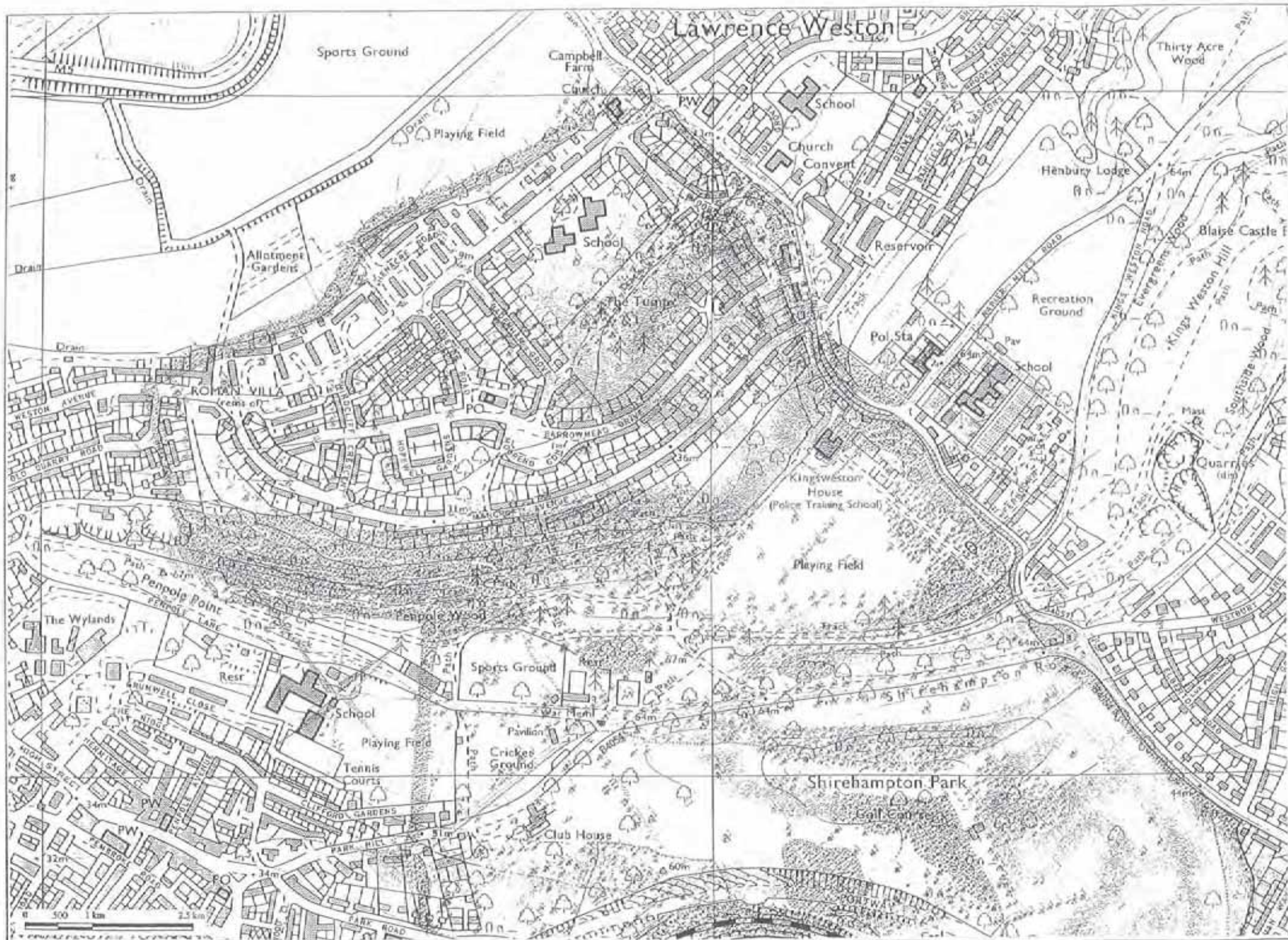
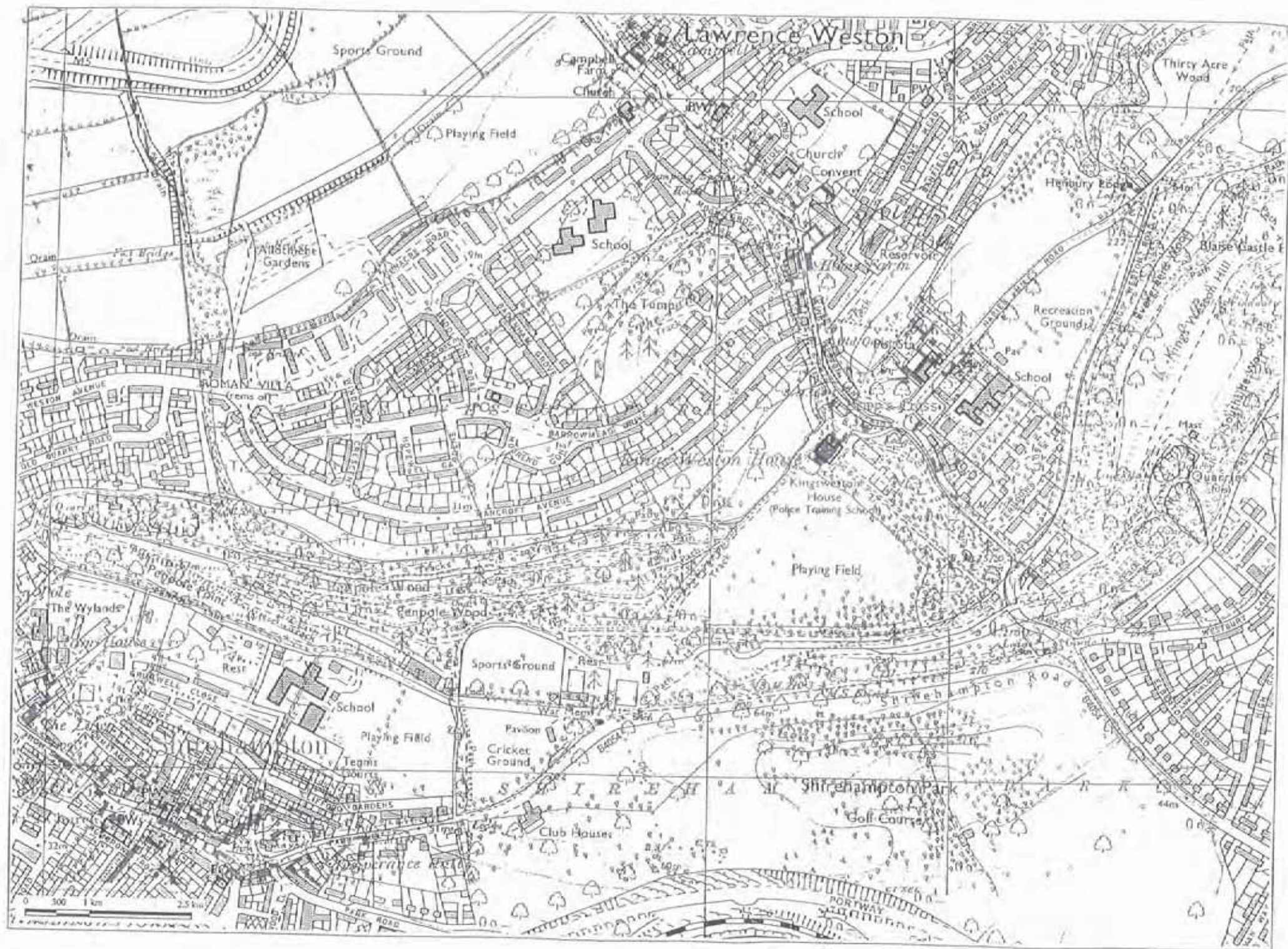


Figure 33. Overlay of the 1772 Estate Survey on the modern Ordnance Survey.



5.0 HISTORIC ANALYSIS AND RESTORATION OBJECTIVES

The available documentary and illustrative sources prove that the buildings and landscape of Kings Weston have been highly regarded since the late seventeenth century when Sir Robert Southwell first purchased the estate. Evolving over three centuries, a number of important architects and landscape gardeners have left their mark either directly or indirectly on the estate, with Sir John Vanbrugh, as architect of the house and principal garden buildings, making the most substantial contribution.

On the basis of the archival and site evidence, five major periods of architectural and landscape activity have been identified which closely mirror the developing tastes and fashions in England during the eighteenth and nineteenth centuries.

- (i) The formal landscape of Sir Robert Southwell
- (ii) The Baroque landscape of Edward Southwell and Sir John Vanbrugh, and the early origins of the English landscape style
- (iii) The eighteenth century landscape park
- (iv) The late eighteenth and early nineteenth century Picturesque
- (v) Late nineteenth century reformation and early twentieth century plantings

The house and garden buildings are generally well documented, and the Kip drawing of 1712 and the Estate plans of 1720 and 1772 provide a framework for analysing the evolution of the designed landscape. However, there remain lengthy periods for which no conclusive documentary evidence is available, and a certain amount of conjecture is therefore presented in this analysis.

The problems and threats which the historic landscape faces today are more readily identified; Kings Weston faces an uncertain future.

The first difficulty lies in defining the last surviving and historically-important layout at Kings Weston. The early formal landscape related to an earlier house, and the few elements which survived, notably the avenue lime trees, were subsumed into Vanbrugh's and his client's layout. By contrasting the Kip view and the Estate plan of 1720 (figure 32), supported by later drawings, it becomes clear that Vanbrugh's Baroque landscape was essentially formal.

There is limited evidence to support the view that Vanbrugh anticipated the Claudean ideal, although his buildings certainly complemented later layouts. Vanbrugh designed his buildings within a landscape context which was later changed significantly. However, the buildings and surviving formal garden elements remain highly important to building and garden historians, at a turning point in England's history of design. It is the starting point, whereas the Repton and Picturesque landscape at Blaise Castle estate may be viewed as a final statement, for the English Landscape Movement. The historic importance of each of these two sites may even be enhanced by the other's proximity. Vanbrugh and Southwell succeeded in making the utmost of the site, tying together axes, buildings and apparently using labyrinthine wooded walks to create a dramatic, theatrical Baroque landscape of a type which survives nowhere else in Britain today.

The creation of the great parks and Claudean landscape so admired in the later eighteenth century must be attributed to the owners Edward Southwell II and III, under the influence of at least three major players in landscape design. Norborne Berkeley laid out Stoke Park, but also travelled widely using his influence as a man of taste. He is believed to have introduced Thomas Wright, whose influence can be seen, if not proven, at this time. Thomas Wright was a man of remarkable talents and wide interests, working as both architect and landscape gardener, creating landscapes on a large scale at several estates, including Stoke Park and Badminton. Capability Brown was also employed to produce a plan for the House and terrace. It seems possible that the simplification of the northern terrace, and removal of the oval approach and courtyard, may have been on Brown's advice, creating the magnificent open northwesterly aspect that we see today at ground level, that was previously reserved to occupants of the upper storeys of the house. However, although the 1772 survey shows an expansive parkland, a number of formal walks and rides as well as key open spaces were retained from Vanbrugh's day, and survive either as the original trees, or as replacements carried out as necessary in the nineteenth century. Classical buildings were added by Mylne, and although of very high quality, the landscape was not extended beyond them until the later nineteenth century. The early nineteenth century Picturesque developments were concentrated on the extensive plantations flanking Kings Weston Hill, exotic oaks, beech, yew and other evergreens to adorn a drive along the slope, and finally onto the Down, with the antiquarian interest of the earthworks and views to Blaise Castle and Henbury Gorge.

Although the Picturesque landscape of Kings Weston Hill and the park across Napier Miles Lane largely survives, very little of the eighteenth century designed parkland remains (figure 33). Large areas of the parks have been obliterated by residential development, and by a golf course, and the character of the relic parkland has been profoundly altered by the changed external environments, notably the growth of the Avonmouth industrial area.

External views, particularly towards the Avon Gorge, are not unattractive, but they have changed and no longer meet the Claudian ideal.

Under the Miles family, in the later nineteenth and early twentieth centuries, two opposing strands of garden development can be seen. Firstly, some of the surviving formal avenues were replanted, and the northwest terrace was rebuilt along the 1720 alignment, if not as an exact restoration. This reformation is partly evidenced on the Ordnance Survey first edition, 1887 (figure 34). Secondly, a more diverse range of flowering and foliage shrubs were planted in the woodlands, and two ornamental ponds were added. It is considered that the perpetuation and restoration of formal structures was probably a conscious attempt to conserve the Vanbrugh setting, but that the plantsman gardens are far better represented and in better condition at other sites in the region.

The historic landscape around the house continues to form the setting for the house and surviving garden buildings which represent the central features of the Vanbrugh layout. The buildings now sit in a chaotic, functional but degraded landscape with few relics of the eighteenth century landscape and some nineteenth and twentieth century planting. As such, the buildings, with the exception of the Brewhouse, have no clear aesthetic or practical function and are subject to further continuing vandalism. However, the scale of the remaining landscape has returned to that of the Vanbrugh estate, and therefore in terms of scale, buildings and layout, this earlier landscape is the most complete.

On the basis of this analysis, it is considered that the Vanbrugh landscape was both historically significant and remains the most intact layout. It is proposed therefore that any restoration strategy should focus on the house and its relationship to the Vanbrugh buildings, although this need not involve the removal of remnants of later periods, and features of historic significance from all periods should be conserved. However, it is recognized that given the location and existing condition of the historic landscape and buildings, sympathetic restoration can only be achieved as part of a comprehensive future management strategy. This requires a bold approach, and in areas where there is no remaining clear character, it is considered appropriate to establish a structure compatible with the Vanbrugh era layout in order to set off the house and other Vanbrugh buildings. Although a complete authentic restoration of the parterre gardens would be costly and impractical within the existing urban environment, it is recommended that a simple, formal structure would provide an appropriate and broadly contemporary setting for the nationally important buildings. No other example of Vanbrugh buildings in a formal Baroque landscape are known to survive. The following restoration and management objectives are therefore proposed for adoption by Avon County Council and Bristol City Council:-

- i. To provide the most appropriate setting for the Vanbrugh buildings, west of Kings Weston Lane. In other areas of the estate, restoration should aim for the last complete phase of landscape development, as shown in 1837.
- ii. To halt the loss or damage to any further areas of the designed historic landscape or its setting.
- iii. To establish a use for the house and landscape which would allow continued and enhanced public appreciation of the historic landscape and its features.
- iv. To conserve the ecological, archaeological and important later features within the designed historic landscape.
- v. To conserve surviving features of the later eighteenth and nineteenth century designed landscapes.

6.0 MANAGEMENT AND RESTORATION PROPOSALS

Almost all the management and restoration proposals involve changes to what is already a valued public open space. It is therefore proposed as a precondition of further works that there should be local consultation and presentations to explain both the aims and nature of the proposals outlined below. This would need to be further reinforced on site with interpretation boards.

6.1 Management Proposals

To meet the objectives set out at the end of Section 5.0 the following long-term management proposals are made:-

- i. Divided ownership is a hindrance to the best management of the Kingweston Estate. It is recommended that no further new freeholds should be created and that management control should be brought together under a single body, possibly with responsibility to a working party of owners and occupiers.
- ii. Management of Kings Weston Hill should be enhanced to conserve both the Picturesque woodland of the early nineteenth century, its drives, and the ecological and archaeological interests of the open downland ridge. The hill should be freely and openly accessible for quiet public appreciation without sporting, events or other use. No new built features should be permitted on the open down.
- iii. The smaller park either side of Napier Miles Lane should continue to be used as public open space without built development, with sporting and other occasional use of the site in its early twentieth century form.
- iv. The walled gardens either side of the stable block should be restored to a form appropriate to the setting for the stables, ideally, used once more as traditional walled gardens or, alternatively, as simple communal lawns for the occupants of the stable block. Continued residential use of the block does not seem to be inappropriate given its current use and condition. Restoration to the layout of the first edition Ordnance Survey would be the ideal objective.
- v. The House in the Garden may benefit from a detailed consideration of the historic gardens, and the scope for integrating restoration works into an educational programme. The larger fishing lodge may continue to offer small-scale

accommodation, while the smaller lodge could be used as a separate music room, study or school office.

- vi. The Avon and Somerset Police Authority are currently considering options for a new use of the house. Given the relatively high maintenance costs of the house alone, it is considered to be only of interest, possibly, to a high value corporate user. Ideally the house and grounds would be managed by an amenity body, such as the National Trust, or as regional headquarters for an amenity charity, to allow intensive public access. However, such an option would require substantial supporting capital. If no corporate user can be located in the short term, it may be appropriate to open discussions with other potential occupiers and with the National Heritage Memorial Fund, or other such funding bodies.
- vii. Penpole Gate is a key structural element in all the landscape designs, particularly so in the Vanbrugh layout. The Loggia and Laundry are highly visible buildings of similar importance. All three should be restored or rebuilt, at least as stabilised ruins. The only building with some potential for modern use would be the rebuilt 'Laundry'. Although residential use would not be preferred, such use could be seen as consistent with the Brewhouse's permitted use. The entrance lodge could also be repaired to allow residential use. Preferably, all such buildings would be for staff accommodation or other use linked visibly and in practice with the use of the house.
- viii. It may prove that the only way to attract a new occupier for the house may be through identifying a further area for development. The only such area which is considered even potentially suitable is part of the abandoned Kings Weston School site, built over the earlier stable courtyard and pre-Vanbrugh banqueting room. Although such 'enabling' development poses risks to the site, it is considered that the risks of neglect may be greater in this instance. Vanbrugh's proposals for the area, which do not appear to have been built, may provide part of an architectural brief for the area. Even without such new built works, the existing arrangement is unsatisfactory, occupying a part of the formal garden layout, constricting the view to the Echo. The incomplete school building works should be removed, and the area subject to archaeological investigation, prior to reinstating the original boundary between the parterres and the functional estate area.
- ix. Priority restoration and management works should concentrate on re-establishing formal axes, views, and walks, by pruning trees, clearing scrub and re-introducing a mowing regime. In certain areas this will necessitate the removal of wartime concrete pads.

b. Parkland and Downland Management

Once cleared of scrub growth, views, vistas and parkland need to be maintained by grassland management. Ideally, traditional forms of management including stock grazing would be employed to graze selectively, create a close turf, and to enliven the scene. However, the limited size, urban setting, current use and difficulties in stock control for many areas will require the continuation and extension of mechanical mowing regimes. Three main regimes are proposed for the different areas:

- i. Grazing by hardy, placid cattle breeds, possibly with some horse and goat grazing, is proposed for Kings Weston Down and the steeper parkland slope west of the House. Depending on the success of the scheme, grazing could be extended with benefit into Home Park and, with tethered stock, on Penpole Point. High levels of supervision would be required both to protect stock, and to ensure control of scrub and weed growth.
- ii. Regular parkland mowing is proposed for Napier Miles Park, Shirehampton Park north of Shirehampton Road, within the walled gardens, The Tump, and Home Park, extending into previously scrub areas, and alongside all major walks, with strimming around retained trees and rough ground.
- iii. Meadow cutting, including two cuts annually and removal of cuttings as hay or to waste, will maintain taller grassland and a greater proportion of meadow wild flowers on Penpole Point, the strip of Kings Weston park remaining north of Penpole Wood, and alongside all minor footpaths and bridleways.

Budget Cost: £2000 p.a.

Countryside Stewardship

c. Wall Repairs

Rubble walls define the main boundaries to the historic landscape, and all require substantial maintenance. Some have already been lost, but it is proposed to prioritise repair and reconstruction of those walls at greatest risk of complete loss, bounding Penpole and Echo Woods, and west of the stables.

Budget Cost: £20000

Countryside Stewardship

d. Path Repairs

Gravel surfaced paths allow heavy public use of the Kings Weston landscape in all weathers, but a number of the paths deviate from the original routes, or have become seriously damaged by bridleway use. It is proposed that path alignments be ascertained by detail site investigation, excavation, survey setting out and plotting, prior to hand clearance of soil and leaf litter, laying geotextile where appropriate, laying gravel and rolling.

Budget Cost: £8000

Countryside Stewardship

e. Eyesore Removal

Grassland management alongside several of the major paths will only be practicable if the concrete bases and foundations of wartime buildings are broken out and removed. Access to the areas, recording of any exposed archaeological or other features, and regrading as necessary with imported topsoil will need to be closely supervised.

Budget Cost: £8000

Countryside Stewardship

f. Management of the Formal Avenues

Apart from lawn mowing either side of the walks, formal avenue trees will require management to remove basal suckers, to select individual stems from stump regrowth, to carry out formative pruning, and to carry out replacement planting. Given the lack of evidence for other tree species, it is proposed that all such planting

utilise semi-mature European lime, with below ground support, to reduce vandalism damage.

Budget Cost: £15000

Task Force Trees or Countryside Stewardship

g. Woodland Management

There is only limited evidence for the type of woodland management practised in Penpole Wood; the estate plan of 1720 suggests labyrinthine walks, and trimmed formal spaces comparable with the French bosquets of the period. It is proposed that the entire area of Penpole Wood should be subject to detail survey and plan preparation once the network of paths and verges have been established. In the meantime, coppicing of laurel and native scrub undergrowth would be advantageous in combination with like-for-like tree replacement where overmature trees fall through old age. It is anticipated that a detail scheme would be based on scattered overstorey trees, predominantly beech, with a regularly coppiced partly evergreen understorey, and specimen trees including yew, oak, lime and horse chestnut. Formal and semi-formal spaces would be defined by close-grown, possibly trimmed trees, including yew and lime. The detail species list may require further documentary research, particularly with regard to the possibility of ornamental understorey shrubs which no longer survive.

Echo Wood is on the site of the parterre gardens, and although ideally the area would be fully restored, a preliminary restoration scheme, without extensive research and substantial funding, can only justify selective thinning, mowing, weed control, and replanting a formal tree edge to the walk, comparable with the layout shown on the 1772 estate survey. A winding path can be restored following a roughly parallel route through the yews and laurels adjoining Kings Weston Lane.

In contrast, the woodlands on Kings Weston Hill remain largely in Picturesque form laid out in the early nineteenth century. It is proposed that the woodlands should be subject to a detailed management plan based on a site survey to record overgrown Picturesque paths, with the management objectives set to include maintenance and

enhancement of the differing woodland characters; maintenance of hard surfaced paths and drives, appropriate replanting of storm damaged areas, maintenance of specimen trees and Picturesque features, and scrub clearance on the Down.

Budget Cost: £10000 p.a.

Task Force Trees and Woodland Grant Scheme

h. Detail Schemes

Detail restoration schemes should be prepared for each of the following areas on the basis of the objectives and strategies outlined above, as and when uses are identified for each area:

- i. The re-use of Kings Weston House is likely to require significant car parking facilities. The existing location, in the yard northeast of the House reflects the historic use, and an overspill area could be located broadly around the area utilised currently for that purpose. No other area acceptable for new car parking was identified. The detail scheme should address such matters as the removal of scrub on the terrace area; restoration of the balustrade; salvage of stored stonework; restoration of the first parterre, to mown lawn with a gravelled outline, separated from Home Park by parkland iron railings, and with a central gated entrance onto Echo Walk; removal of Kings Weston School foundations; archaeological recording; architectural guidelines for any new building within the area identified; and the maintenance of public access across the terrace and from Kings Weston Lane to The Echo.
- ii. The landscape around the Brewhouse is not consistent with the stated objectives, but it is considered that relatively minor modifications may render the existing scheme acceptable.
- iii. It is considered that the Loggia is important as a publicly accessible element and viewpoint in the historic landscape, looking along the terrace, to Penpole Gate, and beyond. Restoration of the 'Laundry' behind may be practicable, and a use tied to the house may be feasible, and allow restoration of part of the bowling green to lawn and repair of the adjoining walls.

- iv. The lodge onto Kings Weston Lane would appear to be capable of more immediate occupation, but as for ii. and iii. above, it is questioned if the freehold, or even leasehold, should be separated from the House.
- v. Full restoration of the Echo is desirable, but for the immediate future survives as a stabilised ruin.
- vi. Should an alternative vehicle access be necessary to achieve a use for the house, restoration of a gravel surfaced drive, with stone posts to match figure 10, would be a historically appropriate reinstatement of the principal axis. The route and the oval drive are indicated on the Restoration Masterplan. Detail alignment of the route could be determined by archaeological recording.
- vii. Penpole Gate was a key feature in the Vanbrugh and later layouts, the apex of Vanbrugh's triangular design. It is therefore considered to be central to the restoration of this landscape that the building is reconstructed. Its simple form suggests that a relatively vandal-proof and stable open structure could be restored using the original stonework if it was stored by Bristol City Council. If not, recreation of the building with new stone, but based on the good illustrative record, would be greatly preferred to construction of a new feature to a new design.
- viii. The walled gardens around Mylne's Stables should be restored as such, based on a detailed historical and archaeological survey of the areas, now overlain by extensive rubble. However, as an interim measure it is proposed that, after a detail survey, the area is cleared with light machinery, waste rubble removed, scrub cut back, walls and ruins stabilised, and the area reseeded to lawn. The safety fence around the icehouse is effective for all but the smallest, most at risk children. The brickwork should be repaired, the doorway securely gated with iron railings, the modern brickwork removed, the yew hedge re-formed by cutting, and the structure made safe by earth covering or other appropriate technique. If the area can be made secure, consideration should be given to relocating Bawys Cross to its earlier location, adjacent to the church site, and away from the classical setting to the Fish Pond.

- ix. Continued use of the House in the Garden as a school appears likely. A detail scheme for the school, pond and fishing lodges could recreate a simple lawn layout, concentrating on wall trained fruit trees to provide an appropriate and attractive landscape. Hard surface detailing requires particular attention for this area and the Stables. A maintenance survey of the fine and extensive walls should be carried out to determine future maintenance works.
- x. It is understood that the remaining Lodges and estate buildings are now in private ownership. It is proposed that no further new freeholds should be created and, where feasible, management control should be brought together and integrated either by a single body, or by a working party of owners and occupiers.

Grant aid available for some specific elements of work under Task Force Trees, National Heritage Memorial Fund and others.

AVON

KINGS WESTON

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II

Remains of formal layout with garden buildings; with separate walled gardens. Approx 20ha, c.1715 onwards by Vanbrugh, c.1760 by Robert Mylne.

House 1712 to design by Vanbrugh for Sir Edward Southwell, remodelled 1763 by Robert Mylne. Banqueting loggia c.1712 by Vanbrugh, terminating axis of early C18 gardens to east of house, some of its balustrading and urns survive. Loggia with Venetian opening c.1718 by Vanbrugh, at north end of terrace on west front of house; loggia has remains of laundry to rear. Stable courtyard with water gardens by Mylne; pedimented stable block with arched entrance and two pavilion-like gardeners' houses, overlooking pool and surrounding terrace. Brewhouse, c.1715 by Vanbrugh. Home Lodge, Thatched Penpole Lodge, Henbury Lodge. House overlooks remains of landscape park, much built over. Kip view c.1712 of formal layout, avenue, orangery, includes rusticated loggia.

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Appendix 2

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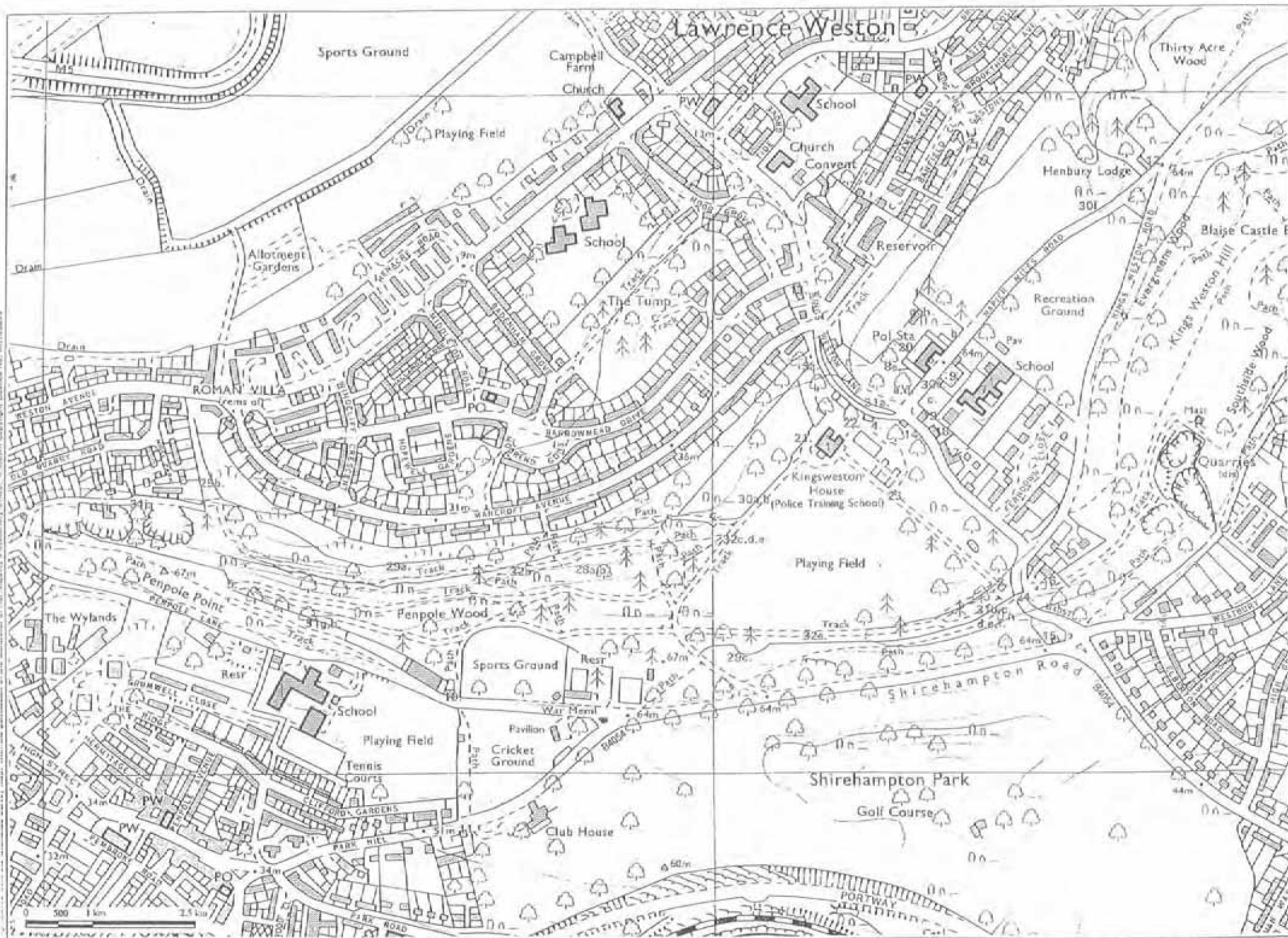


Figure 35. Location of Artefacts

1. KINGS WESTON HOUSE

Date: 1713
Description: See listed building entry
Condition: Under Review
Designated Status: Listed Grade I
Conservation Area

KINGS WESTON LANE (South-West Side)

Kings Weston House

1.
5117

ST 5477 24/335

8.1.59.

I

2.
Designed circa 1710 by Sir John Vanbrugh for Sir Edward Southwell. Built apparently on the foundations of the previous house. Walls finished 1713 but work continued until 1725. The mason was George Townesend. The exterior was slightly altered and the interiors re-modelled 1764-75 by Robert Mylne. A massive ashlar block of 2 storeys with basement and attic floors. (Simple massive features and few mouldings). Segmental-headed openings. South-west front of 2:3:2 windows has pediment to projecting centre with a Corinthian pilaster order of 2:1:1:2 columns enclosing semi-circular-headed windows; a central flight of 12 steps, the steps completed by Mylne. The design of this front is as it appears in Volume II of Vitruvius Britannicus (1725) apart from the steps and the parapet vases. South-east front of 3:3:3 windows; centre window with cornice on brackets over. Keyed door with narrow flanking windows within framework of pedimented rusticated Doric order of 4 columns. North-east front plain with deeply recessed centre. North-west front plain with slightly projecting centre having a 3-windowed centre bay, which was added by Mylne. The roofs are not visible, but the outline is very striking with large vases of 2 different designs (supplied 1717 by Thomas Stunsion) on the parapet, and an arcade of 20 chimneys in the centre of the roof. These are calculated to give a fine and varied effect from each direction. They have recently been entirely rebuilt to the original design. The chimneys can be seen repeated at the Manor House, Church Road, Bishopswood (qv).

Interior The interior is decoratively almost entirely of Mylne's design, and done in the years 1764-8. The Stone Hall or Saloon of 1767 was redesigned as a frame for the Grafton and Roskingsham portraits which entered the Southwell family by marriage. The portraits are set in plaster frames with swags above; some of the portraits are missing but are due to be replaced. There are further elaborate masks, swags and hunting trophies etc, all these by Thomas Stocking. The wall onto the staircase hall was altered by having 2 doorways and a central fireplace (by Derall) replacing 2 fireplaces and a central doorway.

The Stair Hall is the most unaltered part of the interior with a heavy 'Roman' arcade at each level, wall niches with paintings of 1719-20 and a magnificent 'hanging' staircase to the 1st floor. The ceiling lights, framed by heavy beams are a Mylne alteration. Most of the other ground and 1st floor rooms have plastered decoration, fireplaces, doors etc of the Mylne period, but of the more conventional neo-classical type. The basement has original vaulting. The corridor and lower stair have late C19 decorative tiling.

2. THE ECHO

Date: Circa 1720
Description: Banqueting House. See figure 6 and listing.
Condition: Stabilised shell
Designated Status: Listed Grade I
Conservation Area

1.
5117

KINGS WESTON LANE (South-West Side)

The Echo, at Kings Weston House (formerly listed as Garden House on hillside facing the south-east front of Kings Weston House)

ST 5477 24/335

8.1.59.

I

2.
Circa 1715 by Vanbrugh. Ashlar. Balustrade and vases to parapet with cornice over 3 arches in massive wall with vermiculated rustication. The urns and balustrade are now (1974) almost entirely destroyed and the rest ruined.

3. THE LOGGIA

Date: Circa 1718, and earlier
 Description: Seat. See figure 9 and listing. Fragmentary remains of the Laundry attached, previously probable banqueting house overlooking bowling alley, boundary wall shown (a).
 Condition: Ruinous
 Designated Status: Listed Grade I
 Conservation Area

KINGS WESTON LANE (South-West Side)

Loggia and Laundry, at
 Kings Weston House (formerly
 listed as Garden House facing
 terrace of Kings Weston House)

ST 5477 24/334 8.1.59.

I

2.
 Circa 1718. By Vanbrugh. Plain pedimented ashlar facade with "Venetian" opening having Corinthian order of coupled columns. The pediment has a blind lunette. Slate roof. Attached behind are the very fragmentary remains of the laundry. There is no entry through the loggia which was intended as a garden seat at the end of the great terrace.

4. THE BREWHOUSE

Date: Circa 1718
 Description: Ornamental estate buildings. See figure 8 and listing.
 Condition: Restored and extended
 Designated Status: Listed Grade I
 Conservation Area

1,
 5117

KINGS WESTON LANE (South-West Side)

The Brewhouse, at Kings Weston
 House (formerly listed as
 Small building to West of Home Lodge)

ST 5477 24/337 8.1.59.

I

2.
 Circa 1715. By Vanbrugh. A 3-unit ashlar front in simple form with segmental openings over arched openings. 3:3:3 windows, the right hand wing is gone. The interior is entirely destroyed and only the facade remains in recognisable condition apart from the right wing.

5. PENPOLE GATE

Date: Circa 1720
 Description: Lodge, viewpoint, breakfast room. See figure 7
 Condition: Wall stumps only remain
 Designated Status: Not listed
 Conservation Area

6. THE STABLES

Date: 1763
 Description: See listing. Reconstructed 1952
 Condition: Good; hard surfaces and larchlap fence to rear inappropriate
 Designated Status: Grade II*
 Conservation Area

1.
 5117

NAPIER MILES ROAD
 (North Side)

SP 5477 24/330

8.1.59.

Kings Weston Police Station

11*

GV

2.
 1763. By Robert Mylne. Built as the stables to Kings Weston House. Ashlar with slate roofs. The whole was rebuilt within the existing walls in 1959. Tall central archway crowned by a pediment, the impost blocks continue the cornice of the side wings. 3 bay arcade either side of arch, then 4 bays at right-angles. The arches have shed doors or sash windows with glazing bars below a blocking course carried through the imposts. 5-light lunette window in each arch. Keystones, cornice, parapet. The ends of each block are pedimented with recessed arch, panels and bullseye. These match the lodges across the road.

All the listed buildings in Napier Miles Road form a group, the Ice House at Kings Weston House being of local interest.

7. THE HOUSE IN THE GARDEN

Date: Not known

Description: House, now a school, set within extensive high brick garden walls, including
bothies

Condition: Generally good, but hard surfaces all tarmac, gateways blocked, wall trained
fruit trees largely lost. Setting marred by new sports building appearing over
the wall and adjacent residential development

Designated Status: Listed Grade
Conservation Area

8. THE ICE-HOUSE

Date: After 1771, when the survey showed an ice-house, now lost, in the rear
courtyard to the house

Description: Large brick ice-house, enclosed by yew trees and chainlink fence

Condition: Open, exposed, marred by modern brick/concrete work attached

Designated Status: See Stables listing entry
Conservation Area

9. THE POND AND FISHING LODGES

Date: 1763
 Description: Square pool with classical lodges adjoining lane. Wall trained fruit trees and box edged beds. Dense lily growth on the pond. See listing.
 Condition: Pond view marred by steel fence and unkempt pond vegetation. Lodges good, but currently unoccupied. One lodge garden overgrown, and the other lodge overgrown by an ash tree.
 Designated Status: Listed Grade II*
 Conservation Area

1.
 5117

NAPIER MILES ROAD
 (South Side)

Two Lodges and Walling
 round Pond opposite Kings
 Weston Police Station (formerly
 listed as Kitchen garden wall
 and 2 cottages flanking the pool
 and stables)

SP 5477 24/1790 8.1.59.

GV

2.
 2. 1763. By Robert Mylne. Originally the Kitchen Garden of Kings Weston House and designed to complement the stables opposite. The walling is of brick with external rubble stone face; oval arched openings have simple stone keys and impost blocks. 2 lodges flanking the pool are in ashlar, 2 storeys, with pedimented gables, blank windows to road and sashes and doorway to garden. Slate roofs. The treatment of the gable walls facing the road matches that of the stables opposite. Ball finials on the corners of the wall by Kings Weston Lane.

All the listed buildings in Napier Miles Road form a group, the Ice House at Kings Weston House being of local interest.

10. WOOD LODGE

Date: Circa 1750 and 1820
 Description: Previously a rustic lodge (figure 16), possibly by Thomas Wright, reworked circa 1820 to tiled roof, ornate bargeboards, rendered walls. One rustic element survives.
 Condition: Reasonable, but marred by roadside fence, TV aerial, condition of paintwork and chimney stack.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

PENPOLE LANE

Wood Lodge

SP 5577 25/1799

II

2.
 Early C19. Rendered. 2 storeys. The main feature to the front is the 3 window semi-circular bay with dormer over. All casement windows. Entrance porch at side. Prettied bargeboards to gables. Pantile roof. One of the Lodges of Kings Weston Park.

11. SHIREHAMPTON LODGE

Date: Circa 1770
 Description: See listing; believed to be by Mylne
 Condition: Good, but setting marred by later and modern extensions, and by new Club house within Shirehampton Park.
 Designated Status: Listed Grade II
 Conservation Area status uncertain

1.
 5117

PARK HILL
 No 1

ST 57 NW 52/1792

II

2.
 Early C19. Originally Shirehampton Lodge to Kings Weston Park. Small rendered cottage with slate roof and mainly modern features. The best remaining feature is a tetrastyle Ionic portico with wooden columns facing the road.

12. HENBURY LODGE

Date: Circa 1820
 Description: Tiled and rendered picturesque lodge with bay window. See listing.
 Condition: Generally good.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON ROAD
 (North Side)
 Henbury Lodge

ST 5477 24/342

B.1.59.

II

2.
 Early C19. Rendered, with an arched recess to left. 2 storeys. Later casements and bay windows sashes above. Entrance at side. Later double Roman tile roof. One of the lodges of Kings Weston Park.

15. PARK LODGE

Date: Pre 1771, possibly reworked from circa 1725
 Description: See listing. Notable arched window heads
 Condition: Good, possibly over-restored.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

SHIREHAMPTON ROAD

Park Lodge

ST 5477 24/340

8.1.59.

II

2.
 Early C19. Rendered. 2 storeys. The windows are paired lattice casements below, single above, in arched heads and stone surrounds. Entrance is lean-to porch at side. Pantiled roof with tall grouped stone stacks. One of the lodges to Kings Weston Park.

16. KINGS WESTON INN

Date: Pre 1772
 Description: Fine building, now a private residence.
 Condition: Good
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON ROAD
 (South Side)

Nos 1 to 3 (consec)
 (Inn Cottages)

ST 5477 24/1779

II

2.
 Early C18. Once the Kings Weston Inn. Rubble with dressed quoins. 2 storeys and attic, the porch being set forward in a full height cross wing projecting front and rear. 5 windows to front, 1:1:3, all sashes with glazing bars in segmental heads. The 3 window section to the right is No 1. The left hand bay is partly obscured by the later addition of No 3. The doorway of No 2 has a cyclopean surround with ramped up lintel, and has segmental arched niches on either side. Bargebearded gables and gabled dormers. Pantile roof with large external stacks at rear. Interesting example of the Vanbrugh influence on a humble building.

13. HOME FARM

Date: Eighteenth Century
 Description: See listing
 Condition: Only partly occupied
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

Home Farmhouse

ST 5477 24/177B

II

2.
 C18. Altered and modernized. The Home Farm to Kings Weston House. Random rubble. As it stands it is of 3 builds, 3:2:2 windows, 2 storeys, 2 storeys and attic, 3 storeys. Casement windows, some modern. Door with 6 flush panels to centre, others modern. Pantiled roofs with 2 gabled dormers. Included for its connection with Kings Weston House.

14. HOME LODGE

Date: Circa 1820
 Description: See listing
 Condition: Partly overgrown. Unoccupied.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

8.1.59.

Home Lodge to Kings Weston
 House
 Gateway adjoining Home Lodge

ST 5477 24/341

II

2.
 Early C19. 2 storeys. Rubble with a plastered gable. 2 casement windows, blocked on ground floor. 2 oriels on carved brackets. Downway blocked. Pantile roof. Adjoining the lodge is a pivoted wooden door in an ashlar archway.

13. HOME FARM

Date: Eighteenth Century
 Description: See listing
 Condition: Only partly occupied
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LAKE
 (South-West Side)

Home Farmhouse

ST 5477 24/1778

II

2.
 C18. Altered and modernized. The Home Farm to Kings Weston House. Random rubble. As it stands it is of 3 builds, 5:2:2 windows, 2 storeys, 2 storeys and attic, 3 storeys. Casement windows, some modern. Door with 6 flush panels to centre, others modern. Pantiled roofs with 2 gabled dormers. Included for its connection with Kings Weston House.

14. HOME LODGE

Date: Circa 1820
 Description: See listing
 Condition: Partly overgrown. Unoccupied.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LAKE
 (South-West Side)

5.1.59.

Home Lodge to Kings Weston
 House

Gateway adjoining Home Lodge

ST 5477 24/341

II

2.
 Early C19. 2 storeys. Rubble with a plastered gable. 2 casement windows, blocked on ground floor. 2 oriels on carved brackets. Doorway blocked. Pantile roof. Adjoining the lodge is a pivoted wooden door in an ashlar archway.

13. HOME FARM

Date: Eighteenth Century
 Description: See listing
 Condition: Only partly occupied
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

Home Farmhouse

SP 5477 24/1778

II

2.
 C18. Altered and modernized. The Home Farm to Kings Weston House. Random rubble. As it stands it is of 3 builds, 3:2:2 windows, 2 storeys, 2 storeys and attic, 3 storeys. Casement windows, some modern. Door with 6 flush panels to centre, others modern. Pantiled roofs with 2 gabled dormers. Included for its connection with Kings Weston House.

14. HOME LODGE

Date: Circa 1820
 Description: See listing
 Condition: Partly overgrown. Unoccupied.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

8.1.59.

Home Lodge to Kings Weston House
 Gateway adjoining Home Lodge

SP 5477 24/341

II

2.
 Early C19. 2 storeys. Rubble with a plastered gable. 2 casement windows, blocked on ground floor. 2 oriels on carved brackets. Doorway blocked. Pantile roof. Adjoining the lodge is a pivoted wooden door in an ashlar archway.

13. HOME FARM

Date: Eighteenth Century
 Description: See listing
 Condition: Only partly occupied
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

Home Farmhouse

ST 5477 24/1778

II

2.
 C18. Altered and modernized. The Home Farm to Kings Weston House. Random rubble. As it stands it is of 3 builds, 3:2:2 windows, 2 storeys, 2 storeys and attic, 3 storeys. Casement windows, some modern. Door with 6 flush panels to centre, others modern. Pantiled roofs with 2 gabled dormers. Included for its connection with Kings Weston House.

14. HOME LODGE

Date: Circa 1820
 Description: See listing
 Condition: Partly overgrown. Unoccupied.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (South-West Side)

8.1.59.

Home Lodge to Kings Weston House

Gateway adjoining Home Lodge

ST 5477 24/341

II

2.
 Early C19. 2 storeys. Rubble with a plastered gable. 2 casement windows, blocked on ground floor. 2 oriels on carved brackets. Doorway blocked. Pantile roof. Adjoining the lodge is a pivoted wooden door in an ashlar archway.

15. PARK LODGE

Date: Pre 1771, possibly reworked from circa 1725
 Description: See listing. Notable arched window heads.
 Condition: Good, possibly over-restored.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

ST 5477 24/340

8.1.59.

II

2.
 Early C19. Rendered. 2 storeys. The windows are paired lattice casements below, single above, in arched heads and stone surrounds. Entrance in lean-to porch at side. Pantiled roof with tall grouped stone stacks. One of the lodges to Kings Weston Park.

SHIRHAMPTON ROAD

Park Lodge

16. KINGS WESTON INN

Date: Pre 1772
 Description: Fine building, now a private residence.
 Condition: Good
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

ST 5477 24/1779

II

2.
 Early C18. Once the Kings Weston Inn. Rubble with dressed quoins. 2 storeys and attic, the porch being set forward in a full height cross wing projecting front and rear. 5 windows to front, 1:1:3, all sashes with glazing bars in segmental heads. The 3 window section to the right is No 1. The left hand bay is partly obscured by the later addition of No 3. The doorway of No 2 has a cyclopean surround with ramped up lintel, and has segmental arched niches on either side. Bargeboarded gables and gabled dormers. Pantile roof with large external stacks at rear. Interesting example of the Vanbrugh influence on a humble building.

KINGS WESTON ROAD
 (South Side)

Nos 1 to 3 (consec)
 (Inn Cottages)

17. NAPIER COTTAGES (4-8 Kings Weston Lane)

Date: Part pre-1720. West end circa 1820
 Description: Estate house. See listing. Exaggerated lintel and key stones.
 Condition: Good
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON LANE
 (North-East Side)
 Nos 4 to 8 (consec)

ST 5477 24/539 8.1.59.

II GV

2.
 C18. Rubble with some ashlar dressings. 2 storeys. L-shaped block with 7 windows to road and 5 to side. Casement windows with massive keystone treatment. Central door in the side elevation. Pantiled roof with brick stacks, and fretted bargeboards in the gable ends. (Derelict 1974).

Nos 4 to 8 (consec) form a group.

18. KINGS WESTON COURT

Date: Part pre-1720
 Description: Estate Cottages. See listing.
 Condition: Good
 Designated Status: Listed Grade II
 Conservation Area

19. OLD FIVES COURT

Date: Part pre-1720. Possible 1820 modifications.
Description: Private house with modern extension. See listing.
Condition: Good, but modern windows to bay detract.
Designated Status: Not listed.
Conservation Area

20. WALLED GARDENS

Date: Circa 1700. Possible cottage sites 1720.
Description: High rubblestone walls west and east of stables, along Napier Miles Road only partly overgrown, with dressed stone gate piers. Gateway blocked by brick wall (broken) to west (a), both gardens overgrown (b, to east), similar entrance in good condition opposite west entrance now in residential use (c). West garden includes yews, remnant hedging (d) and single wall remains of a possible Vanbrugh type estate building (e), flues suggest Hot house, kitchen or bakery. Boundary to Kings Weston Lane formed by overgrown cut rock face, to north by bank, then a retaining wall corresponding to boundary on 1720 estate plan, up to north east corner (f). Further walls (g,h) within eastern walled garden, also correspond to earlier 1720 boundaries.
Condition: Poor. Eastern area planted to woodland.
Designated Status: Partly within curtilage of 6.
Conservation Area

21. BALUSTRADE

Date: Alignment shown on 1720 plan, but it is not shown on the 1772 *survey or 1840 illustrations*, although it reappears on the 1887 Ordnance Survey, and is therefore pre-1887.

Description: Dressed stone balustrade above (a) brick wall (b). Considerable amounts of dressed stone (from old Bristol Bridge) on the terrace (c). Steps down to lower level.

Condition: Balustrade almost totally destroyed, but terrace and steps intact.

Designated Status: Not listed.
Conservation Area
Within curtilage of 1.

22. COURTYARD PIER

Date: Circa 1720

Description: Dressed stone pier. See listing.

Condition: Restored.

Designated Status: Listed Grade II
Conservation Area

1.
5117

ST 5477 24/1777

II

2.
Early C18. Single ashlar gatepier with cornice.

KINGS WESTON LANE
(South-West Side)

Gatepier between Lodge
and House

23. GATEWAY FROM PARTERRE

Date: In seven(teenth century location, on Echo Walk.
 Description: Top step and pair of ball-in-shell finials.
 Condition: Surviving; finials at risk of frost damage and theft.
 Designated Status: Not listed.
 Conservation Area
 Within curtilage of 1.

24. IRON FOOTBRIDGE

Date: Circa 1820
 Description: See listing.
 Condition: Marred by municipal steel mesh and bars.
 Designated Status: Listed Grade II
 Conservation Area

1.
 5117

KINGS WESTON ROAD

Iron footbridge over
 Kings Weston Road

ST 5477 24/543

B.1.59.

II

2.

Early C19. Footbridge of cast-iron, with pierced spandrels, on Pennant stone rubble piers.

25. PENPOLE SUNDIAL

Date: Pre-1793; may be that visible in Kip's view, 1712.

Description: Dressed stone, with iron seat around. Variouslly described as a sundial or monolith, but faint marks on top surface also correspond to compass directions. Central pin would allow taking of bearings on shipping in the Bristol Channel from this viewpoint, although figure 7 shows a sundial. Described as 'Wrightian'.

Condition: Graffiti damage ancient and modern.

Designated Status: Not listed
Conservation Area

26. PONDS

Date: Early twentieth century

Description: Concrete lined pools, in two locations, photograph shows the pair.

Condition: Stagnant and rubble filled.

Designated Status: Not listed.
Conservation Area

27. RUINS IN PENPOLE WOOD

Date: Circa 1750.
Description: Wall stumps and rubble to two buildings, one possibly agricultural, connected to wood boundary wall (a.), the other located just within the wood, with some ornamental dressed stone (b), rendered walls approximately 5m x 7m plus extension, with roofing slates and domestic rubbish nearby. Romantic rocks and horse chestnut trees adjacent.
Condition: Overgrown rubble.
Designated Status: Not listed.
Conservation Area

28. ROCK AND TREE FEATURES

Date: Not known; probably various.
Description: Various natural or romantic rock features occur within Penpole Wood, including the old quarry (a,b) with circle of lime trees on knoll nearby (c,d), natural exposures with yew trees adjacent, and partly constructed features (e). Small quarries also occur on Penpole Point and adjacent Shirehampton Park (f), the latter enclosing a parkland group of horse chestnut trees.
Condition: Generally overgrown, but some exposed by trampling.
Designated Status: Not listed.
Conservation Area

29. BOUNDARY BANKS

Date: Circa 1720 onwards.

Description: Earth bank dividing Penpole Wood from Kings Weston Park, sometimes with remnant hawthorn (a) or hawthorn hedge with edge chestnut trees (b). Boundary with Shirehampton Park has more the form of a ha-ha, cut into natural rock around the parkland clump (c), otherwise with rubble from earlier wall.

Condition: Eroding. Hedges require infill planting, cutting and laying to protect banks, and cleaning out adjacent Shirehampton Park.

Designated Status: Not listed
Conservation Area

30. IRON FENCING

Date: Various, pre-1772 and twentieth century.

Description: Iron railings between Home Park and Kings Weston Park from circa 1780, iron railing with four strands of wire below (a) with later repairs (b) and three bar railings (c). Nineteenth century gate to quarries damaged (d). Modern bollards and wire mesh in front of the Fish Pond (e) considered to be poor detailing. Railings alongside Napier Miles Road (f) probably early twentieth century steel.

Condition: Mostly derelict.

Designated Status: Not listed.
Conservation Area

31. STONE WALLS

Date: Various, since pre-1720.

Description: Mostly coursed rubble limestone mortared walls, with some sandstone admixed. Partly rebuilt along Kings Weston Lane, with brick capping (a), adjoining Shirehampton Park, also with later brick capping (b) and iron wire supports (c), and bricked in entrance to the Echo, now opened (d), to the west in poorer condition (e). City boundary stones adjacent footbridge (f). Southern boundary of Penpole Wood in very poor condition, occasionally only as a ground level feature (g) or damaged (h). Quarries north of wood also walled (i) with some small parts required(j).

Condition: Mostly derelict, requiring rebuilding.

Designated Status: Not listed.
Conservation Area.

32. PATHS

Date: Various

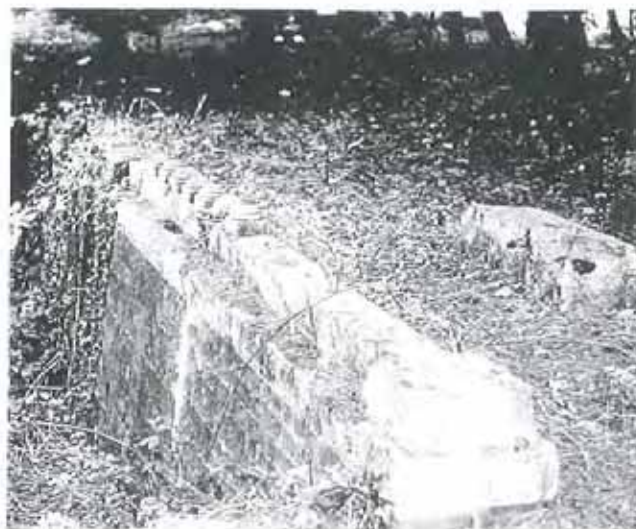
Description: Major formal paths and drives survive as crushed rock surfaced paths, with scrubby margins (for example, a), also a number of smaller paths generally lost to scrub growth and modern desire line paths across slopes. Bridleways in very poor condition in several places (b). The pathway through the surviving original lime tree avenue (c) is lined with blocks of dressed stone parapet (d). Some trees are regenerating from stumps (e).

Condition: Variable.

Designated Status: Include public rights of way and designated longer distance routes.
Conservation Area



21a.



21b.



21c.



22.



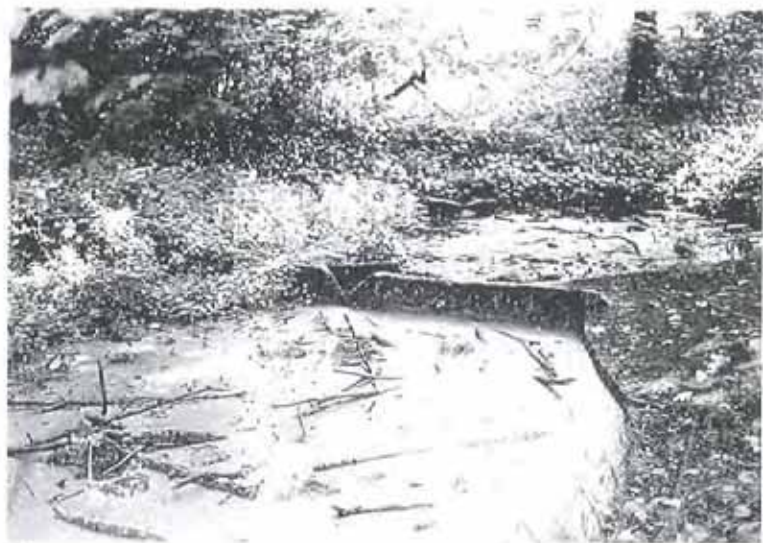
23.



24.



25.



26.



27a,b.



27b.



28a.



28b.



21a.



21b.



21c.



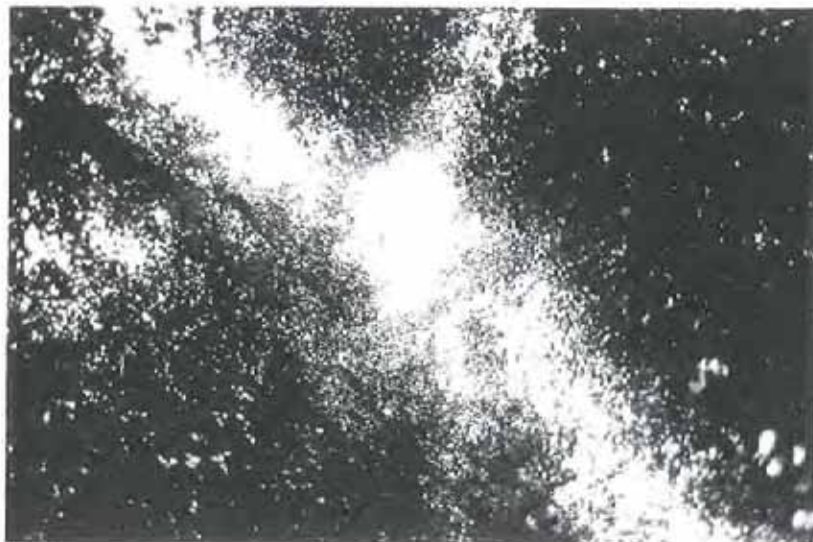
22.



23.



24.



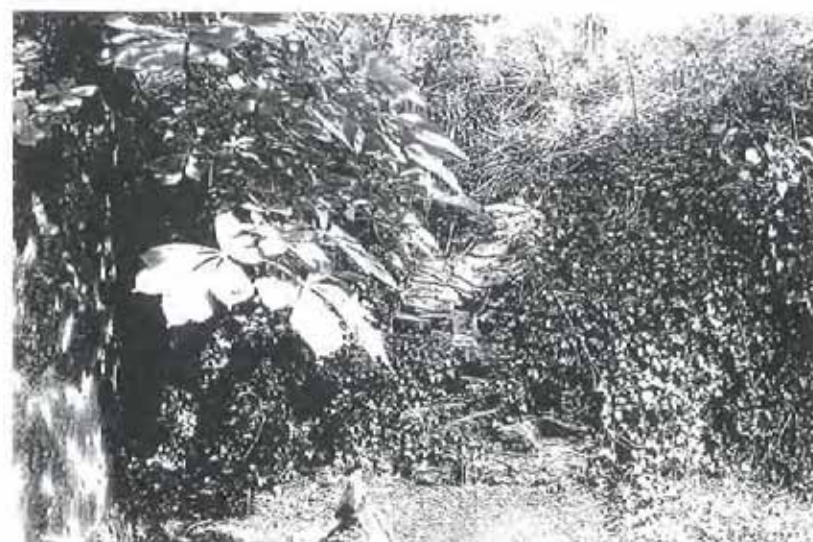
28c.



28d.



28e.



28f.



29a.



29b.



29c.



30a.



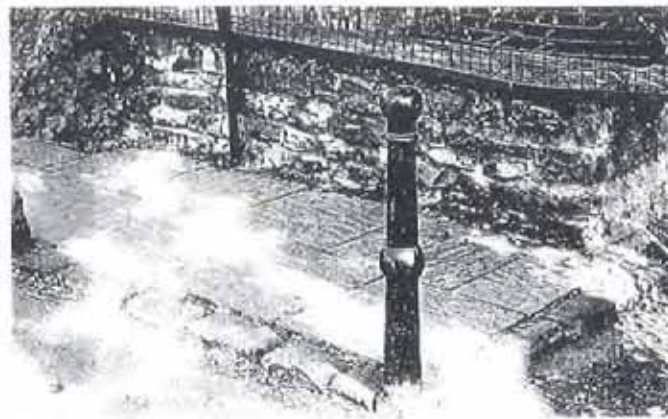
30b.



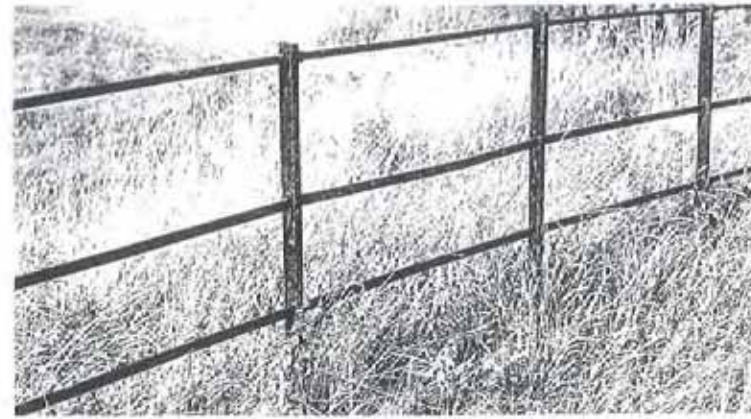
30c.



30d.



30e.



30f.



31a.



31b.



31c.



31d.



31e.



31f.



31g.



31h.



31i.



31j.



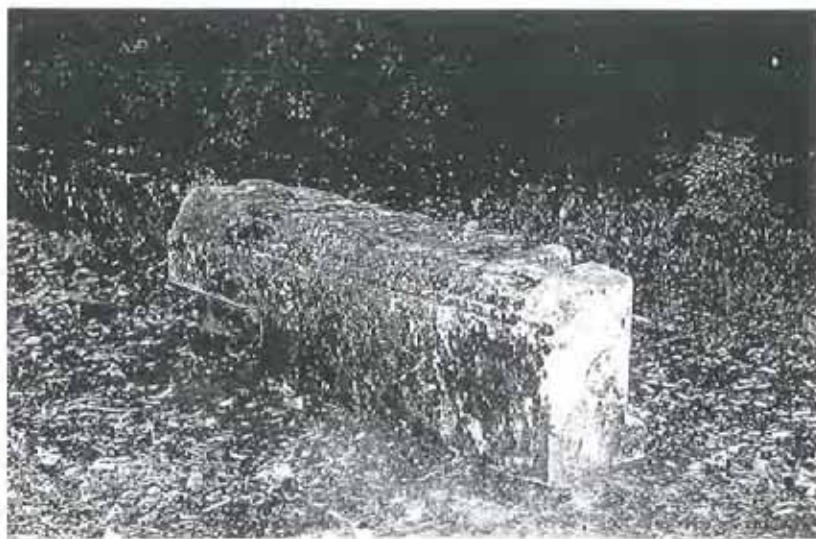
32a.



32b.



32c.



32d.



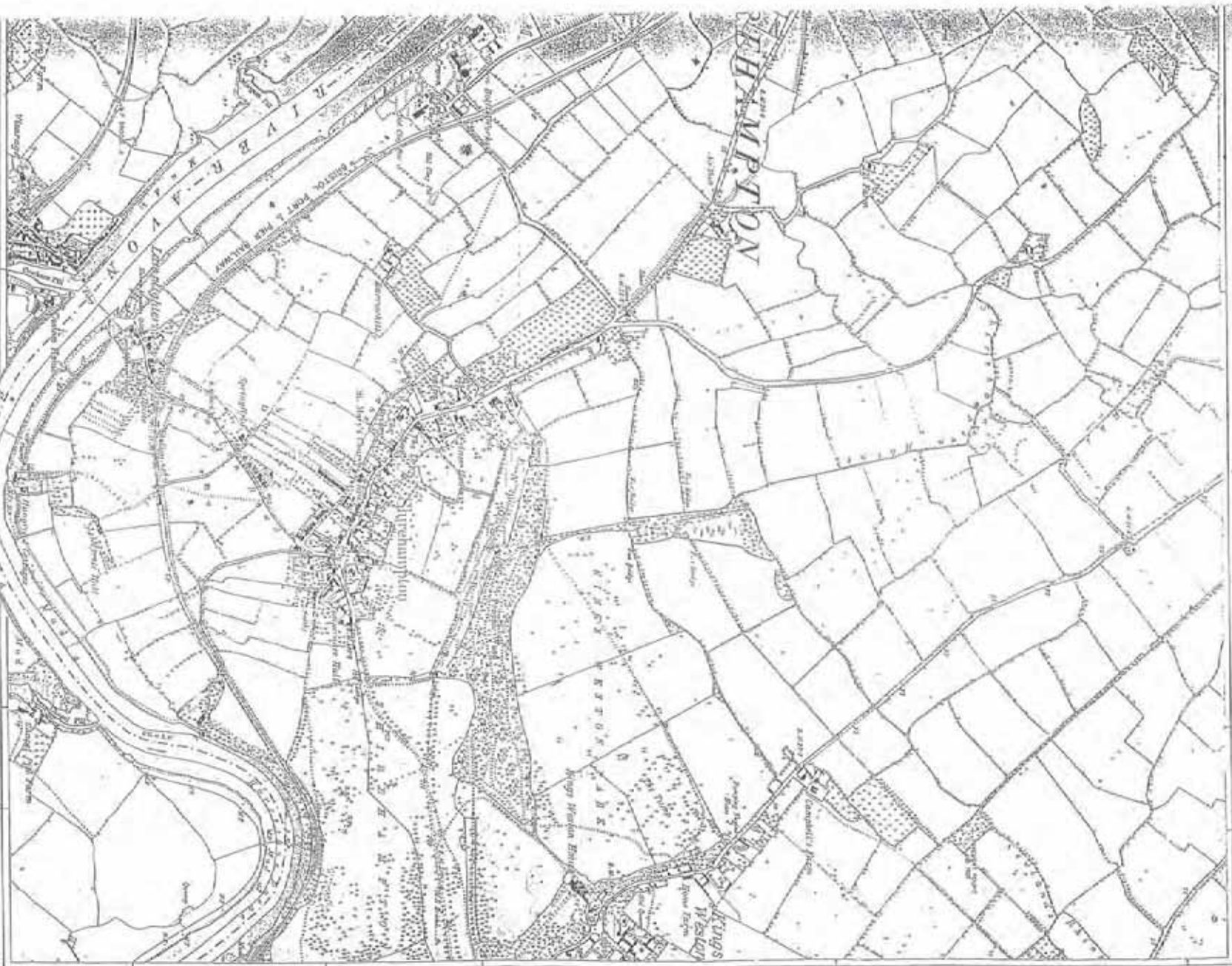
32e.

HENDON

LXVSW

THE AVON RIVER
NEW BRIDGE

Gloucestershire, Sheet 1
Southwest, Parts of Sheets
LXXI, N.W. & S.W.
II. & III.



7 1/4"

SOMERSET
NORTH DIVISION
GLASTON & GORDON

Use 1/4
SOMERSET
NORTH DIVISION
GLASTON & GORDON
ABBOTS LEIGH

III. A.T.



Published by the Ordnance Survey Office, Southampton.

1887
The above indicated lines to B.M. 5471 are by 1886 made on Ordnance Survey.



Gloucestershire
SOMERSET
NORTH DIVISION
ABBOTS LEIGH
III. S.W.

LXXI.

KINGSWESTON

SPAB/CAP Local rep comments on Draft Management Plan
Historic Landscape Study, November 1993, by Nicholas
Pearson Assoc. Ltd.

1 Archives Consulted

It is regrettable that the Reece Winstone Archive was not consulted. This includes a good number of post-war photos of the estate, which are very illustrative of the landscape in post-war quietude.

2 Items Omitted from Report

2.1 No reference is made to the essential inventory of the house, its fittings, decorations etc. by photography. This should be mentioned for completeness (it is outside the NPA remit) and should be taken up by EH/Avon CC asap, as I have been urging for the past two years.

2.2 Marble statue of Goddess

This appears, fallen & headless in RW photo of the Echo postwar and was for several years the focus of the architectural students commonroom in the basement of Kingsweston. What attempts have been made to trace it?

2.3 Masonry deposits

The masonry at the side of the present drive is, I believe, from i) the original chimney arcade, rebuilt with Historic Buildings Council grant (please include this chapter in the modern chronology, together with the use of the house by the School of Architecture) and ii) the parapet plinths of Georgian Bristol Bridge (grade II). The balusters of this it is said were used on the terrace. One somewhere in the possession of the writer. (It is interesting to note that ACC have just reinstated such plinths on Bristol Bridge in lightweight, precast concrete for traffic purposes!)

2.4 Forecourt to the Stables

This silted surface was covered with tarmac without consent (by ACC) which should be removed before reorganisation/closure.

2.5 Condition of the Fishpond Lodges

The easterly lodge is open to vandals (once inside the gate) and has been vandalised - for the most part to the C19 addition. It formed a caretaker's house. It should appear on the Buildings At Risk list at Category 3. The owner is ACC. No attempt has been

made to find a new use, although it seems certain the education dept. do not have a use for it.

The westerly lodge is used as a store by the special school. At some time in its recent past, probably since 1974 it had its first floor removed without consent and most of its internal plaster and of course all its fittings, stair etc. were lost. Also in ACC ownership.

2.6 Barn on NW axis. I discovered a barn, probably by Mylne, distant on the low ground at Avonmouth, with an elevation heightened to face the house. This is not listable, but is of interest and protection should be afforded. It was picked up on the SPAB Barns Survey, which records I have not checked. I believe it was in the ownership of Bristol Waterworks.

2.7 Architectural Assessment of the House
It could usefully be noted that the Vanbrugh footprint follows the earlier house. This can be deduced from careful study of the Kingsweston Book of Drawings, which apparently only the author has so far spotted.

*Alister Brooke (ACC)
has information:
(Quarry on Penpole Point)
Industrial stone was
obtained (after full analysis
by English Heritage) by
Bristol Building Preservation
Trust from working quarry
in Yorkshire to complete
restoration of brickhouse.*

The source of the building stone for Vanbrugh's (and Mylne's) work should be given. Prof. Bob Savage has this information. It is material to any consideration of repairs/rebuilding and retention of the chimney arcade stonework (which used other non-matching stone in rebuilding).

The chronology for the year 1764 - Mylne's work on the house - requires fuller description. For an understanding of this refer to Ralph Emanuel RIBA.

The 1960's/1970's history is too condensed. The threat to the Echo was in 1968, as I recall, and was by the University of Bath, not the Police Authority.

3.0 Statutory Errors Arising

3.1 The focus of Penpole Point, Penpole Sundial, should be listed. This octagonal pier with later seat (?) and stone pavement (now hidden - photo in RW archive) is obviously not Vanbrugh and it looks more Wrightian than Mylne.

3.2 The kitchen garden walling listing should be amended in extent to include all walls, not just those around the pond (item 20; 24/1790)

*I have been removed for
that an unproven
claim has appeared
in RW's drawing of
the occupation.*

*Stables were eventually
moved to the stables
for safe storage &
they still are.*

1780

4.0 Scope of the Report

4.1 Whilst accepting that a landscape policy may have as a necessary component consideration of the reinstatement of missing architectural features, the case for rebuilding demolished work does not follow without further consideration.

4.2 Panpole Gate. What is the evidence that BCC has the stonework in store? This seems most unlikely given the manner of its demolition. Although there is an accurate measured survey in existence shortly before demolition there is no good conservation case for its rebuilding. There probably is a case for erecting, say, a trellised eyecatcher as a focus.

4.3 Bawys Cross. Whilst appreciating the reason for suggesting resiting of this listed med. cross, the move should be resisted. The reasons are that the med. cross may be further damaged in moving; the cross is safe from vandalism at its present site (vandalism is rife around the estate) and its historical site is not known.

It needs repair and this should have been shown up in the Buildings At Risk Survey.

5.0 Proposals

5.1 The idea of a Vanbrughian landscape is supported.

5.2 Para. vii on page 38, 'the only way to attract a corporate occupier for the house may be through identifying a further area of development. The only area considered suitable is part of the abandoned Kings Weston School site...'

This is not acceptable; it was the site proposed by the Police Authority in 1977 and was unacceptable then.

Reference to development should be removed from the report. Such a proposal can only come from an architectural assessment of the house, by a conservation architect.

I would like to see consideration of car parking worked up in conjunction with the appointment of an independent architect's study of the house.

5.3 I support the move to resist any further freeholds. The case for this needs to be strengthened in the report.

John Winstone RIBA

25th April 1994

*even in this area was
acceptable in 1977
it is still unacceptable.*

*ncap/hw
28/4/94.*

COMMENTS ON KINGSWESTON LANDSCAPE SURVEY - MARY STACEY
CONSERVATION OFFICER
AVON COUNTY PLANNING DEPT
20.5.94

1. pp. 5 & 6 rewrite last sentence in para 3:
However the following factors need to be taken into account
add to (iii):
Further research may provide information on the "reformation" period which may prove to be the most appropriate for restoration in several areas.

2. p.9 omit last sentence and insert:
A further architectural conservation study concentrating on the House itself and its relationship with the other buildings and the grounds, specifically the area closest to the House, should be carried out. This study will need to look more closely at the late 18th and 19th Century periods at Kingsweston, specifically the Picturesque and the "reformation" ((v) p.33, 5.0 (iv) and (v)). This study will provide baseline information for re-use of the House, and will also inform the Management Plan suggested in this document. These two documents will then be integrated to form a Management Plan.

3. p.23 add:
1988 - planning permission and listed building consent was granted for Bristol Buildings Preservation Trust to convert the Brewhouse and Loggia into private dwellings.

4. p.35 para 4 additions:
It is proposed therefore that any restoration strategy should focus on the house and its relationship to Vanbrugh buildings - ADD - "although this should not involve removal of remnants of later periods. Indeed all features of historic significance from all periods should be consolidated and conserved."
However it is recognised that given the location and existing condition of the historic landscape and buildings, sympathetic restoration can only be achieved as part of a comprehensive future management strategy. ADD - "This requires a bold approach, and in areas where there is no remaining clear character, it may be suitable to establish a structure compatible with the Baroque style in order to set off the house. However such an approach will need to be reconsidered in the light of the findings of the second stage conservation study."

5. p.26 add at end of 4.2:
This may have been constructed during World War II as a 'Fire Pond' - for the purposes of storing water.

6. p.37 Management Strategy: insert as No. (i) and then renumber:
(i) Divided ownership is a hindrance to the best management of the Kingsweston Estate. It is recommended that a working party should be established, to include owners, managers and relevant amenity bodies, and that such a body should be empowered to achieve the integrated management of the Estate in association with a single manager.

7. p.38
(vii) omit - as EH said this is a "hostage to fortune." The brief did not require suggestions as to where future development might go. Moreover, the supposition that the later historical features including the World War II remnants, are not worthy of preservation, is an assumption. A closer detailed study of them, and an assessment of their importance, should be carried out before any decision is made.

8. p.39 (xi) rewrite:
On completion of the priority scrub clearance works, management should be directed to the consolidation of features and aspects of historic significance. These may vary from area to area. Capital restoration works to degraded areas around the house and buildings might, for example, be based on the existing as is.

9. First Edition O.S. map should also be shown as an overlay.

10. p.40 rewrite:
(xiv) The existing access may be adequate for residential or occasional informal access, but highway access is a major constraint on future use of the House and Grounds. This will need further consideration. Reinstatement of the formal access along the principal southwest access could restore ... although this would require a strict traffic control system.

11. p.43
Regarding suggestion that car parking be sited in the yard north east of the House, this is a premature decision until further research into the area closest to the House is carried out - many drawbacks to this area being filled with cars.

- Suggest rewording of first sentence - eg
The re-use of Kingsweston House is likely to require significant car parking facilities as a planning requirement. Consideration needs to be given as to where it could best be sited.
The detail scheme, subject to the architectural conservation study, should...

Omit only first half of para - Second half is a restoration proposal

later periods

is not necessarily huge of a loss significance as was toilet block

other Vanbrugh buildings

architectural

I would be very concerned if car parking were located anywhere else in the landscape - ie the rest is a 'no-go' area. Suggest

2nd sentence

12. Appendix 3 Artefact Schedule

General Notes:

- (1) The List of Buildings of Special Architectural or Historic Interest for Bristol has been reviewed, and a new list will very shortly be issued. Therefore there may be alterations to this list, and the reader is requested to check with Bristol City Planning or Avon County Planning Departments.
- (2) I enclose a copy of the map of the Kingsweston and Trym Valley Conservation Area for information - many of these artefacts lie within this Conservation Area, and therefore further controls with regard to demolition etc apply. This needs to be noted under the heading "designated status."
- (3) Item 21. Balustrade, designated status - within the curtilage of (1).
Item 23. Gateway from Parterre, designated status within the curtilage of (1).
- (4) Kingsweston Down is within Countryside Stewardship under the management of the Bristol, Bath and Avon Wildlife Trust, map enclosed.

Currently unmanaged

John H Winstone BSc BArch RIBA · Architect

10th May 1994
D14/KINGSWESTON

The Conservation Officer
County of Avon
PO Box 46
Middlegate
Whitefriars
Levin's Mead
Bristol BS99 7EU



Dear Mary

Kingsweston

Please thank Mrs Poole for her letter advising me of your proposed amendments, which will doubtless improve and strengthen the report. However there are several issues which are not spelt out in these changes and these need to be incorporated, as my notes of 25th April requested:

- No further creations of divided Freeholds.
Reference to this should be included as part of the management strategy, p.37 (i), and also elsewhere as a clear instruction to those marketing the house.
- ACC to address the question of the improper covering to the settled surface outside the stables, p.37, (iii)
- The proposed general note to Appendix 3 - new list to be shortly issued - will not cover the point about the unlisted or incorrectly listed items to which I have drawn attention. If you wish to deal with the matter in this way (and I recommend that you don't) you will need to add: It appears likely that, notwithstanding the new Bristol list, that several further amendments/additions will be necessary which will arise out of the further study of the house and outbuildings.
- Please amend reference to resiting Bewys Cross; leave where is and repair.
- Please omit reference to rebuilding Penpole Gate and correct hilarious assertion that stonework was saved in demolition.

Ilex House, Front Street, Churchill, Bristol BS19 5LZ
(0934) 852132

Our ref. SW/T1/1/10/B
Your ref. MLP/S332B/BAL
Date 13 June 1994

South West Regional Office
Bridge House, Sion Place
Clifton Down, Bristol BS8 4AS
Telephone: 0272 719966
Fax: 0272 138086

COUNTRYSIDE
COMMISSION

Mrs M L Poole
Director of Property Services
County of Avon
Middlegate, Whitefriars
Lewins Mead
Bristol BS1 2NW

COUNTRYSIDE
COMMISSION

11. The suggestion for the location of car-parking is just that - a suggestion, not a decision, and cannot therefore be deemed to be premature. The suggestion can form the base-line for further consideration but it must be recognised that the suggestion here is a considered view. I see no harm in that suggestion staying in the plan. These are, after all, recommendations and not decisions which are there to focus attention on these aspects of the future of Kingweston.

Yours sincerely

Stewart Harding
Dr STEWART HARDING
Historic Parks and Gardens

cc. Simon Bonvoisin, Nicholas Pearson Associates

Dear Mrs Poole,

KINGWESTON HOUSE HISTORIC GARDEN SURVEY

Thank you for your letter of 6 June and enclosure. My views on the enclosed "Comments on Kingweston Landscape Survey" are as follows (using given numbering):

4. The caveat "although conserved" appears to be in direct opposition to the "bold approach" advocated in the next paragraph. While I would agree that features of historic significance from all periods should be consolidated and conserved there remains the question of what, in this context, is of historic significance. In my view these questions have been weighed by Nicholas Pearson Associates and inform the proposals put forward.

7. The question of future development would seem to be inextricably linked to the future re-use of the House. It would have been pointless to ignore this aspect of the owners' aspirations. I do not agree that this is necessarily a "hostage to fortune" - this would be for the planners to decide, with advice from English Heritage.

I do not agree that the views expressed on the WWII remains is assumption - NPA looked closely at the remains and concluded that they were the bases of toilet blocks and sheds and not worthy of retention. The point is that these matters have been considered by consultants employed to do the considering. A detailed study would be expensive and, I believe, not merited.

10. Further consideration may need to be given to the question of access but it should be recognised that consideration has been given to this matter in the NPA proposals.

**NICHOLAS
PEARSON
ASSOCIATES LTD**
ENVIRONMENTAL PLANNERS
LANDSCAPE ARCHITECTS

1 ST PAUL STREET TIVERTON EX16 5HT
TEL: 0884 243037 FAX: 0884 243038

MLP

SERVICES		DATE RECEIVED
		23 JUN 1994
IAL	DATE	ACTION

County of Avon
Property Services Department
Middlegate
Whitefriars
Lewins Mead
Bristol
BS1 2NW

Our ref: 5849/94
Your ref:
Date: 22 June 1994

For the attention of Mrs Maureen Poole

Dear Sirs

KINGSWESTON HISTORIC LANDSCAPE SURVEY

Thank you for your letter of 6 June 1994. I am also in receipt of a copy of the Countryside Commission's letter of 13 June 1994.

In general terms, the suggested amendments proposed by Mary Stacey aim to dilute the survey's proposals, so as to secure the City Council's approval of the report. While I can fully appreciate the desire to achieve a consensus report, I am concerned that this may not be fully in the Avon and Somerset Constabulary's interests. On re-examining our brief, I find little mention of the requirement to consider how the site might accommodate a new use, but I do recall that this was a clear part of our verbal brief given at our site meeting with Maureen Poole and David Lambert. With that in mind, I am aware that stepping back from the bolder proposals would be the easiest option for us to accept. However I am concerned that this may be against the Constabulary's interests in that, if revised as proposed, the report may do little to advance the re-use of the site. It is this last issue where the interests of the Constabulary and of the historic landscape coincide. The greatest threat to the surviving historic landscape would be the demise of the house.

You may wish to consider the development issues further with your client body and with Mary Stacey. I am sure that Dr Stewart Harding and David Lambert would be prepared to assist yourselves and the Constabulary to reach a conclusion. I would also be pleased to contribute further to the development and presentation of the report to third parties but, as you are aware, we have incurred substantial unchargeable costs and cannot further subsidise the consultation process with the City Council, without reimbursement, much as we would wish to do so.

I attach my hand-written comments on Mary Stacey's suggested amendments. I look forward to receiving your final instructions on amendments in the text, and the number of report copies required. I can advise you on the cost of copies at that time, or provide an unbound copy to be reproduced by your own means.

Yours faithfully

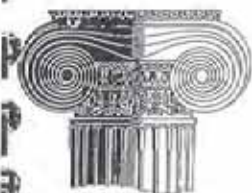
Simon Bonvoisin

Simon Bonvoisin
Nicholas Pearson Associates Ltd.

c.c. Dr. Stewart Harding, Countryside Commission
David Lambert, Garden History Society
Mary Stacey, Avon County Council
Nicholas Pearson Associates Ltd., Bath
File
ACC/647

12 MAY 1994
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THE GEORGIAN GROUP

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PATRON: H.M. QUEEN ELIZABETH THE QUEEN MOTHER

168327

The Director of Property Services,
Avon County Council,
P.O. Box 46,
Middlegate,
Whitefriars,
Lewin's Mead,
Bristol.
BS99 7EU

27th June 1994

Dear Sir,

KINGS WESTON HOUSE

Thank you for sending the Group a copy of the Kings Weston Historic Landscape Survey carried out last year by Nicholas Pearson Associates. This has been considered by our Casework Panel.

Kings Weston is recognised as an important house and what remains of its original setting is valuable. The Group welcomes the report as an assessment of the historic interest of a site such as this is a necessary precursor to any consideration of its future, but we would make the following points.

1. No mention should be made of "enabling" development. Anyone interested in restoring the house and estate should be encouraged to do so without any additional development. The setting of Kings Weston has already been grossly disfigured by inappropriate development and any further building would be at odds with the very idea of restoring the house and park. If there is a case for "enabling" development it can be made by interested parties, but any such case should be looked at very warily. Such development often achieves nothing.

2. The report's recommendations for the Echo and the Loggia and Laundry are confusing: compare 6.1.vi and 6.2.h.iii & v. Does the report recommend their restoration or not? This equivocation is surprising given the emphasis which the report places on the survival of Vanbrugh's buildings and landscape. We consider it essential that the Echo, Loggia and Laundry be restored, and their condition makes work a matter of urgency. (The Group itself gave a very modest grant towards the restoration of the Brewhouse).

3. The clear recommendation that the Penpole Gate be rebuilt (6.2.h.vii) is also surprising when compared with the uncertainty expressed about the other structures, as the latter survive in part while the gate has all but vanished. If the masonry survives in store - something which seems unlikely but has been suggested - then the gate should be re-

erected. If the fabric has been lost, the reconstruction of the gate would run counter to the generally accepted principles developed by the Society for the Protection of Ancient Buildings to guide conservation work. But the restoration of the landscape would require an eyecatcher of some sort on the site of the gate; and if this is accepted there may be a case for the reconstruction of the gate.

4. The proposals for the restoration of the garden are themselves contentious. The report's authors recommend that the gardens be restored to the form they had in Vanbrugh's time. They argue that Vanbrugh's house and garden buildings are the most important features of the site and that a setting appropriate to them should be recreated; that no building by Vanbrugh survives in a contemporary setting anywhere else; and that the erosion of the estate since the war has made the restoration of the subsequent phases of the park impossible.

The park at Kings Weston has a complex history and we question whether the selection of what is almost the most distant phase of the landscape's history as the starting point for the restoration of the park is appropriate. This is especially so as the report's authors do not in fact envisage the reinstatement of the early eighteenth century garden in its entirety but propose instead partially to reinstate certain features. They believe it would be too expensive to do otherwise. The creation of a simplified Baroque garden intended to evoke the original garden would be of dubious merit. We would suggest that the restoration of the garden should largely seek to preserve and complement such elements as survive and should avoid the recreation of missing features, unless adequate information about their original form survives and adequate resources are available to reinstate them.

I hope these comments are helpful. As the future of Kings Weston is currently uncertain we would suggest that the opportunity be taken to commission a similar study of the house itself.

Yours sincerely,

John Neale

John Neale
Casework Secretary

KINGSWESTON PRESERVATION SOCIETY

Mrs M.L. Prole
Principal Officer Liaison.
Middlegate,
Whitefriars,
Levens Mead.
Bristol BS1 2AW

28th June 1994

Your ref: MLP/53328/3AL

Dear Mrs Prole, MLP

Kingsweston House Historic Landscape Survey

I write somewhat tardily, but I trust within your timetable.

Notes are enclosed from myself, Colin Morse and George Cooper - including amendments to the comments from John Whistone. My own comments are few, in part drawing on my directorship of the Bristol Buildings Preservation Trust.

You might note, in particular, the comment from George Cooper - registered rights of way - this is certainly a vital component in any plans for management of the area and should be recorded in the report.

My major present concern is about the woodlands, especially on Kingsweston Down. I am very anxious that nothing should hold up the grant aid which is available for a limited period only.

Kingsweston House itself may be a worse corner than we think. My last hint was that the boarding school may close within a few months. Unless we get our shales on we may find that the House may become a vandalized ruin quite quickly. It would not honestly expect it to last more than a year when occupied, given the predilections of the local youth.

Yours sincerely,

John Hutton.

CHAIRMAN: JOHN HUTTON, FERNS HILL, KINGSWESTON ROAD, BRISTOL BS11 0LX TEL: 0272 824324
SECRETARY: COLIN MORSE, 2 THE OLD INN, KINGSWESTON ROAD, BRISTOL BS11 0LW TEL: 0272 686603
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Kingsweston Landscape Survey

Page 16

Line 6 Para 3. delete 'by' & 'but'

Text Para. delete 'extended and converted' - - -

Insert. 'acquired by Bristol Buildings Preservation Trust, which has restored it and converted it into a house - in the process re-instating one wing previously demolished during the last war. The loggia is in a very precarious state with the hanging room and laundry below it, in ruins. The Trust now owns other buildings also and is shortly to embark on phase one of its project, which will stabilise and restore the loggia itself.

Page 30

Para 4.8

Add. Mylne's original walls to Napier Miles Road on each side of the stable block still stand, but are ^{neglected and} much damaged by uncontrolled bee growth and self-seeded trees. The Kingsweston Preservation Society is promoting a limited scheme to clear and stabilise these walls - which mirror walling on the opposite side of the road in good order. The original gates in each wall are missing.

Page 32

Para 11 Insert

Throughout the woodland on the slopes of Kingsweston Down the age of mature trees and lack of management has led to increasing deterioration due to storm damage. The woods are now cluttered with fallen and semi-fallen mature trees, which means that other trees now fall with each successive storm. Everywhere

9/6/94 28/6/94

Kingsweston House Historic Gardens Survey.

Following today's meeting at Whiteford I attach

- (a) Annotated copy of John Winston's submission.
(b) The following comments additional to my note of 7/4 to Secretary KPS:-

Most local people regard the building in Napier Miles Rd. as an essential part of the Kingsweston 18th century scene. If restoration were based on the estate map of 1772 this would include the 4 Vanbrugh buildings and Robert Mylnes stables lodge and water garden in Napier Miles Rd. This could not be faulted on "pastoral" grounds. At the time the buildings were in existence at the same time - and at the height of the Estate's prestige.

The map of 1720 shows the gardens before Capability Brown came on the scene circa 1770. The favourable reference to the KW Estate in Jane Austen's "Northanger Abbey" would be about 1798. The map of 1772 has therefore much to commend it as a basis for restoration.

I do not think it would be acceptable locally to reopen the drive from Shirehampton Rd. through Home Park for vehicular traffic. It would interfere with recreational use of City land and lead to vehicular invasion of the whole area.

There are 10 registered footpaths through Home Park but the public have had free access to most of the area for considerably more than 12 years and unlikely to secure registration could probably be obtained from older residents.

incapm
28/4/94.

Chris Hutton.

12 Penlea Court
Shirehampton
Bristol BS11 0BY
Tel: 0272 828941
7th April 1994

Kingsweston - Historic Landscape Survey
(Nicholas Pearson Associates Nov 1993)

In my pamphlet for the Society "Kingsweston - an undervalued asset" of 1988 I made a plea (page 4) for a longterm plan for restoration of the Kingsweston buildings and landscape. It is heartening that the worth of this bit of heritage is being recognised. Some of the suggestions made in the Appendix to the pamphlet are still valid to-day.

With regard to the recommended management objectives:

Para 5(p35/45) I feel very strongly that the aim should be to provide the most appropriate setting not only for the Vanbrugh buildings but also the nearby additions by Robert Milne in Napier Miles Road (Stables, Lodges, Walled Gardens, Lily Pond). They are after all Listed Grade II*. They were an integral part of the late 18th century scene and are regarded locally as an even bigger attraction than Vanbrugh's more flamboyant edifices.

Para 5 ii (p36/45) One way of halting further spoliation of the setting for these buildings in Napier Miles Rd. would be the closure of this road to through traffic. This would avoid the continuous damage to verges, terraces etc, would improve safety for the KW School children and recreational visitors, and restore the tranquility of an earlier age.

Para 5 iii (p36/45) If indeed the Police do vacate KW House and the Stables a new owner should be sought to take over both. Division of the Estate between so many owners has hitherto frustrated attempts to develop and carry out an overall restoration. The other perennial problem (apart from finance) is local vandalism. Restoration of formal gardens on the lines of a modified 1720 plan may not be practicable. High grade formal gardens are surely "not on" unless public access were restricted to some degree (which would not be popular locally) or they were under continuous security surveillance. Occupation certainly helps to curb vandalism but these days it is not enough in "open" areas. A compromise might be to close off a small area (eg KW House with any area requiring extra protection (formal gardens) with entry thereto by fee (as per National Trust).

Any restoration would have to have regard to rights of way registered by the County (F.Ps Nos 20, 70, 71, 72, 73, 563, 564, 565, 566, 63).

Other Comments

Para 4.10 Napier Miles Park. The travellers' camp was unauthorised and temporary. It must not be allowed to recur.

Note: Girth Ties returned at c 1 May 1994 by forestry commission. New steel gate.

(1984)

Notes: Current planning application for additional buildings at foot of mast and additional recreation area. Further applications very likely. Core being - for removal of all buildings to divided upper ground with footpaths of 100 ft.

Para 6.1.i (p37/45) Kingsweston Hill. The telecommunications mast "mitigates against conservation of the historic landscape. We are stuck with the mast but the City Council should stick to its decision" more buildings "on the crown of the down. They could be hidden in the adjoining quarry."

Para 6.1.x (p38/45) As regards peripheral areas, the recreation grounds in Napier Miles road are important. They command the best views across the Severn to the Welsh Hills beyond. This "external view" is worth including in figure 1.

Similarly the land south of the Portway between Crab Tree Slip Wood and Horseshoe Bend which were donated by Dr Napier Miles after World War I to benefit the public in perpetuity should be included in the management plan area. It provides a marvellous view across the River Avon to the open country and Abbot's Leigh beyond.

Horse Trails. A long distance horse trail was designated some years ago by co-operation between the Society and the City Council. The object was to segregate riders and pedestrians, to stop damage to footpaths and discourage new paths being made by horses and pedestrians everywhere. The Society helped to waymark the trail but it needs to be better publicised by decent maps.

Figures Nos 14, 16, 17, and 18 are missing from the copy of the report the Society has.

G.F. COOPER
G.F. COOPER

Colin Morse,

Secretary, Kingsweston Preservation Society.

NOTES ON KINGSWESTON SURVEY (Nicholas PEARSON ASSOCIATES)

By Colin MORSE

I thought that the overall conclusions from the survey, and the choice of landscape which should be restored (a simple restoration of the Vanbrugh setting for the house), were correct. The main considerations must be what is realistic given the finances available, the ever present problem of vandalism in this urban environment, and the need to maintain as much public access as possible. I would envisage that the key to success must be a suitable new owner for Kingsweston House. It must be hoped that the new occupant would provide increased security for the local parkland. So restriction of public access may be a necessary but regrettable feature of this plan, particularly to the immediate vicinity of the house. I would like to suggest that consideration should be given to re-establishing a closer link between Kingsweston House and the Napier Miles Road complex: stables / pond / and school. With the emphasis of the conservation centre on the house, I would be concerned that Kingsweston Hill would be somewhat neglected.

In detail:

- (1) House in Garden not surveyed in detail... little evidence was seen of the once reported gardens and well trained fruit trees. ? visited the Secret Garden (p30, 4.9).
- (2) Napier Miles Park... currently used as a campsite. *Illegal occupation* No! (p30 4.11). *Not taken*
- (3) Golf Course. This is passed over rather superficially. I think that the Golf Club and the National Trust should be encouraged to respect the original planting of the park as much as possible, and also preserve the very important views of the River Avon (p31 4.11).
- (4) Kingsweston Hill... the following aspects mitigate against conservation. But certainly not maintenance. Would this be better managed as part of the Blaise Estate? Does it have more in common with the style and design of Blaise? (p31 4.12, p37 6.11).
- (5) Stable Block. I realise that the future of the woodlands behind the stables may of necessity be linked to the future use of the stables... but I think there would be a strong (and popular) case for preserving these secluded "wildlife habitats" (p30 4.8, p37 6.1 iii).
- (6) In my layman's opinion, some of the budget estimates for the cost of restoration appear very low eg: scrub clearance £5000, Parkland grazing supervision, mowing £2000pa, path repair £8000. Is grazing really practical??

(7) In my layman's opinion the overall condition of the majority of the remaining trees is very poor. I would think more emphasis, and financial aid, should be directed at this problem.

(8) I think that there would be a strong case for shutting Napier Miles Road to through traffic. This would be a major step in re-establishing a closer link between Kingsweston House and the Stable / Lily Pond/ House in the Garden complex. It would restore the peaceful environment of the Stable complex, and may encourage the next owner of Kingsweston House to take over the Stables as well. It would be a significant safety advantage to the school in Napier Miles Road. I think that the importance of this area of the estate should not be underestimated, and every effort should be made to enhance its value to the estate landscape. Kingsweston Lane would remain as a very busy and dangerous division between house and stables. Kingsweston Preservation Society has campaigned for many years to obtain an effective weight and speed restriction on this lane. Once again, I feel that the opportunity should be taken to emphasise the importance of these measures to the enjoyment of the local landscape.

Both these measures would require a long term appreciation of the value of Kingsweston Estate as an area for peaceful enjoyment. I think that it is worth the effort.

Calston House, Colston Street, Bristol BS1 5AQ. Fax (0272) 223858
Martyn Hefgham, Director of Leisure Services

30.6.94

From Ingrid Lever.
X3722

to Mary Stacey
Conservation Officer
(Historic Environment)
cc J. King, S. Hardiman, G. Bilham

Re: Kingsweston Historic Survey - suggested amendments.

Thank you for sending me these for comment. (I'm just back from 2 weeks holiday; hence delay in response.)

I agree with your suggested amendments and am particularly pleased to see note (10), which indicates that highway access is an important issue in re-use of the house and will need further work. As you know, I am very concerned at the maintenance, safety and "public disorder" consequences of opening up the route across what is now the City-owned Shirehampton Park.

Re note (4), - it might be better to be a bit less prescriptive and say "... all periods should be considered for consolidation and conservation". This is not trying to wriggle out of possible future costs. Rather, I am concerned that in the future features such as the ponds between house and Echo may have to be conserved because the Survey says so, irrespective of their merit and appropriateness in any new/renewed garden layout. I would certainly wish to see all such features properly recorded, as part of the evolving estate.

As I am responding "off the cuff" (due to hols.) I'm afraid I have not discussed the above with Jonathan, who may already have contacted you independently. I think we will probably see eye to eye!

Ingrid.