

## Kings Weston Estate





Inside Cover

# Contents

Prepared on behalf of Neighbourhoods and City Development,  
and Bristol Building Preservation Trust by:

**City Design Group**  
Planning and Sustainable Development  
Neighbourhoods and City Development  
Bristol City Council

Author: Richard Goldthorpe BSc(Hons) DipLA CMLi  
Project Support: Alice Suttie & Katie Yeoman

Version 1.0

© Crown copyright and database right 2014  
OS Survey 100023406 2014  
© City Design Group January 2014

In memory of Tim Denning, Kings Weston Action Group, and  
Ingrid Lever, Bristol City Council Landscape Architect

<b>Preface</b>	<b>2</b>	<b>2. Understanding the History</b>		<b>6. Conservation Management Policies</b>	
<b>1. Introduction</b>		1900-1938: The Early 20C	46	Conservation Themes and Policies	112
What is this document?	4	1927: Country Life	48	Conservation Themes	113
Location and Context	5	1938: The House in the Garden	49	Site Wide Policies	115
Site Features	6	1939-1945: WWII Encampment	50	Character Area and Specific Policies	116
<b>2. Understanding the History</b>		1945-1977: Institutional Decline	52	<b>7. The Next Steps</b>	133
Timeline	10	1977-Present Day	57		
Early History	14	<b>3. Historic Development Sequences</b>		<b>Appendix A: Bibliography</b>	135
1660-1702: Robert Southwell	15	<b>4. Kings Weston Today</b>	<b>65</b>	<b>Appendix B: Gazetteer</b>	139
1712: The Kip Engraving	16	Understanding the Site Today	66	<b>Appendix C: Written Accounts</b>	161
Edward Southwell I & Vanbrugh	19	Character Area Descriptions	68	<b>Appendix D: Project Brief</b>	175
Vanbrugh’s Designs for Kings Weston	20	<b>5. Statement of Significance</b>	<b>100</b>	<b>Appendix E: Consultation Responses</b>	178
The English Landscape Movement	27	Understanding Significance	100		
1720: The Hallet Survey	28	Kings Weston’s Heritage Values	101		
1746: The Stewart Drawing	30	Historic Values	102		
1760-1768: The Great Terrace	31	Aesthetic Values	103		
The Grand View: Artists and Tourists	36	Evidential, Communal, Natural Values	104		
1750-1799: The Landscape Park	32	Levels of Significance	105		
1772: The Taylor Survey	34				
1778: Samuel Hieronymous Grimm	38				
1800-1845: Artist Views	39				
1800-1845: The 19C Park	40				
1845-1899: The 19C Park	42				

# Preface

## Kings Weston - Past and Future

One of Bristol’s five great heritage estates, Kings Weston is a landscape of woodlands, meadows and formal gardens.

At the heart of the Estate stands the grade I listed Kings Weston House with its associated garden buildings. Designed by Sir John Vanbrugh, one of the country’s most distinguished architects, the collection of Vanbrugh buildings within their designed landscape setting are a heritage asset of national significance.

Over the last 100 years Kings Weston’s once rural setting has been irrevocably changed by Bristol’s urban expansion. It has also suffered from divisions of ownership, the challenges of finding viable uses, and a general decline in repairs, maintenance and management. Sadly, these cumulative changes have left the landscape and buildings at serious risk of ongoing and irreversible harm.

For the communities of Avonmouth, Shirehampton, Sea Mills, Lawrence Weston and Henbury, Kings Weston is a much loved local green space. For the wider city, the estate represents a major heritage and green infrastructure asset supporting Bristol’s credentials as European Green Capital 2015.

With community support and partnership there are rich opportunities to make good past problems, to deliver sustainable heritage uses, promote healthy lifestyles and support lifelong learning.

The Kings Weston Conservation Management Plan describes the history of the estate and how it has evolved. It sets out the ways in which the estate is valued, and provides a framework for conserving and enhancing those values.

It offers an ambitious and clear set of conservation recommendations for the future care, management and promotion of the historic assets.

We ask that landowners, tenants, developers and development control committee members take this conservation management plan into account when considering future changes in and around the Kings Weston estate.



**Councillor Mark Bradshaw**  
Cabinet Member for transport, planning, strategic housing and regeneration



**Councillor Gus Hoyt**  
Cabinet Member for neighbourhoods, environment and council housing



**Councillor Anthony Negus**  
Chair of Bristol Building Preservation Trust

‘The Kings Weston Conservation management Plan has been prepared to inform and guide all those who use or have an interest in the estate. It has been jointly funded by Bristol City Council and Bristol Building Preservation Trust, with the invaluable support of Kings Weston Action Group and the National Trust. Bristol Building Preservation Trust are proud champions of this nationally important historic landscape.’





# 1

## Introduction



Photo: Kings Weston Action Group©



What is this document?

1.1 Why do we need this Plan

This Conservation Management Plan (the Plan) for Kings Weston (the Estate) was jointly commissioned by Bristol City Council and Bristol Building Preservation Trust in January 2012. The Plan will be used to inform the future of the Kings Weston landscape, and to support future resource planning, and funding and grant applications.

The Plan reviews and builds on the Historic Landscape Survey and Management Plan (1994) produced by Nicholas Pearson Associates (NPA) for Avon and Somerset Constabulary. Bristol City Council acquired the house in 1996 but, due to a lack of resources and the focus of lottery grant funds towards other major landscapes in the city, the recommendations within the NPA Plan were never implemented. Now eighteen years old, the original NPA Plan would benefit from review and update for the following reasons:

- the landscape and built historic fabric have been subject to a further 18 years of change and deterioration
- the ability to benefit from improved community links, coupled with new approaches to community involvement
- the availability of new archival information, data, technology and tools e.g. ‘Know Your Place’
- patterns of ownership, management, maintenance and public use have significantly changed
- the Plan may no longer reflect site conditions and conservation priorities

1.2 What is a Conservation Management Plan

A Conservation Management Plan is a document setting out:

- the history and heritage of a place
- why it matters
- what is happening to it, and
- what should be done to look after it

The purpose of this integrated Plan is, in a logical way, to set out the importance of a historic place and identify future projects that will conserve, enhance, maintain and manage that importance into the future.

1.3 The scope and status of the Plan

The brief for this Plan (see Appendix F) was prepared by City Design Group and agreed with Bristol Parks, Bristol Building Preservation Trust, The National Trust and other local stakeholders.

The Plan primarily considers the Kings Weston estate land identified within the English Heritage *Register of Parks and Gardens of Special Historic Interest in England* owned by Bristol City Council and The National Trust.

1.4 Methodology

The Plan has been produced in accordance with best practice guidance including Conservation Management Planning (Heritage Lottery Fund 2008), and Conservation Principles, Policies and Guidance (English Heritage 2009). It has been prepared through two planned stages:

Stage 1 - Review: the collation of existing baseline information through desktop studies, site survey and consultation with internal and external stakeholders.

Stage 2 - Analysis and Interpretation: Assessment of the baseline data within a conservation management plan framework.

1.5 How to use the Plan

The Plan is been developed as a series of stages as follows:

Section 1: Introduction - explains the background and rationale for the development of the Plan.

Section 2: Understanding the History - sets out Kings Weston’s development over time.

Section 3: Historic Development Sequences - provide a map based analysis of key parts of the estate.

Section 4: Kings Weston Today - identifies the key historic character areas within the Estate, describing their current condition and status.

Section 5: Statement of Significance - explains what is important about the Estate and why.

Section 6: Conservation management Policies -sets out policies and proposals for conserving, enhancing and managing those elements of the estate that are important.

Section 7: The Next Steps - considers the priorities and steps necessary towards achieving the recommendations within Section 6.

Appendix A: Bibliography - records the principal references used to compile the report.

Appendix B: Gazetteer - provides a summary record of the key historic features within the estate.

Appendix C: Written Accounts - includes historic accounts of living at and visiting Kings Weston.

Appendix D: Historic Map Sequences - analysis of the historic development sequence of the estate.

Appendix F: Project Brief - records the agreed brief for the project.

Appendix G: Consultation Responses - provides a record of formal stakeholder responses to the consultation draft Plan.

# Location and Context

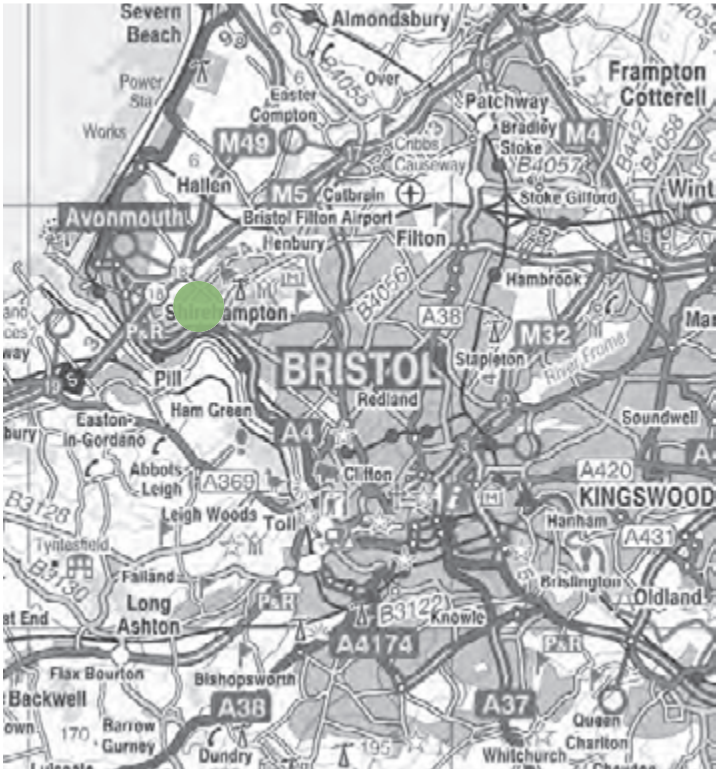
## 1.6 Site Location

The Kings Weston estate covers c 98ha and is located largely in the parish of Henbury, c 10km west of the centre of Bristol. It occupies a steep limestone spur which includes Kingsweston Hill and Penpole Point, commanding views over the Bristol Channel to the west and the Avon Gorge to the south and south-east.

To the north-east, the Kings Weston and Blaise Castle registered historic landscapes are contiguous and both are under the management of Bristol City Council. The historic boundary between the two shows that Evergreens Wood, Limekiln Wood, and Kingsweston Down to the north-east belonged to Kings Weston as well as land north to Henbury Lodge and east to Southside Wood as far as the rear of residences in the housing development to the east.

The northern boundary is formed by fence lines and tracks. The eastern boundary is formed by the south side of Shirehampton Road and the rear of houses on the residential roads of the Sea Mills housing estate. The southern boundary is the edge of the Avon Gorge at the southern end of Shirehampton Park.

The south-west boundary runs to the rear of buildings on Park Road and Park Hill, along a path between a public cricket ground and the playing fields of Shirehampton School, and extends westwards along Penpole Lane, on the edge of the wooded ridge to Penpole Point.



The north-west boundary is defined by the rear of houses on Mancroft Avenue as far as Kings Weston Lane, the rear of the former stables in Napier Miles Road, and the rear of the properties in Lawrence Weston. Apart from the part-wooded and part-open country of Kingsweston Down to the north-east and the deeply incised Avon Gorge to the south the estate is on a relatively level plateau which falls away steeply to C20 housing developments to the north and west. To the east the land falls gently to the extensive C20 housing estates of Combe Dingle, Sea Mills, and Westbury-on-Trym.



Physically separated from the main estate but included in the registered historic landscape is the Tump, a c 3ha open grassy island of high ground c 300m north-west of the House. The Tump is bounded to the north-west by a fence to school grounds and on the other three sides by the gardens of houses on Barrowmead Drive and Badenhams Grove.

The majority of the site is well drained and overlying Carboniferous Limestone of the Black Rock Series. The exception to this bedrock geology is Dolomitic Conglomerate of Triassic age underlying the main house and the Home Park grassland, and the far north east corner of the site with its Carboniferous Pennant sandstone and other siliceous rocks.



Site Features

Key

- 1

Kings Weston House (Grade I)
- 2

Main house car park
- 3

Loggia (Grade I) - site of the Laundry and Banqueting House
- 4

Brewhouse (Grade I)
- 5

Home Lodge (Grade II) - main house entrance
- 6

Woodland car park and 'The School in the Grounds'
- 7

The Echo (Grade I)
- 8

The Tump
- 9

Home Farmhouse (Grade II)
- 10

Ice house (Grade II) & site of the Mylne hothouse
- 11

Stable block, lily pond and lodges (Grade II\*)
- 12

Kingsweston School - 'The House in the Garden'
- 13

Napier Miles Park (Kings Weston Sports and Social Club)
- 14

Thirty Acre Wood
- 15

Henbury Lodge (Grade II)
- 16

Kings Weston Down
- 17

Iron Bridge (Grade II) and Kingsweston Inn (Grade II)
- 18

Park Lodge (Grade II)
- 19

Penpole Point and Dial or Compass (Grade II)
- 20

Penpole Lodge
- 21

Penpole Wood - the Lime Circle and Quarry Garden
- 22

The Circle
- 23

Home Park
- 24

The Walk
- 25

Shirehampton FC Clubhouse
- 26

Wood Lodge (Grade II)
- 27

Twyford Cricket Club
- 28

Karakal warehouse
- 29

Former tennis courts
- 30

Shirehampton Road public car park
- 31

Oasis Academy Brightstowe
- 32

Shirehampton Cricket Club ground
- 33

War memorial
- 34

Shirehampton village
- 35

Shirehampton Lodge (Grade II)
- 36

Shirehampton Cricket Club
- 37

Longcombe
- 38

Conger Hill
- 39

Horseshoe Bend, River Avon
- 40

Crabtree Slip
- 41

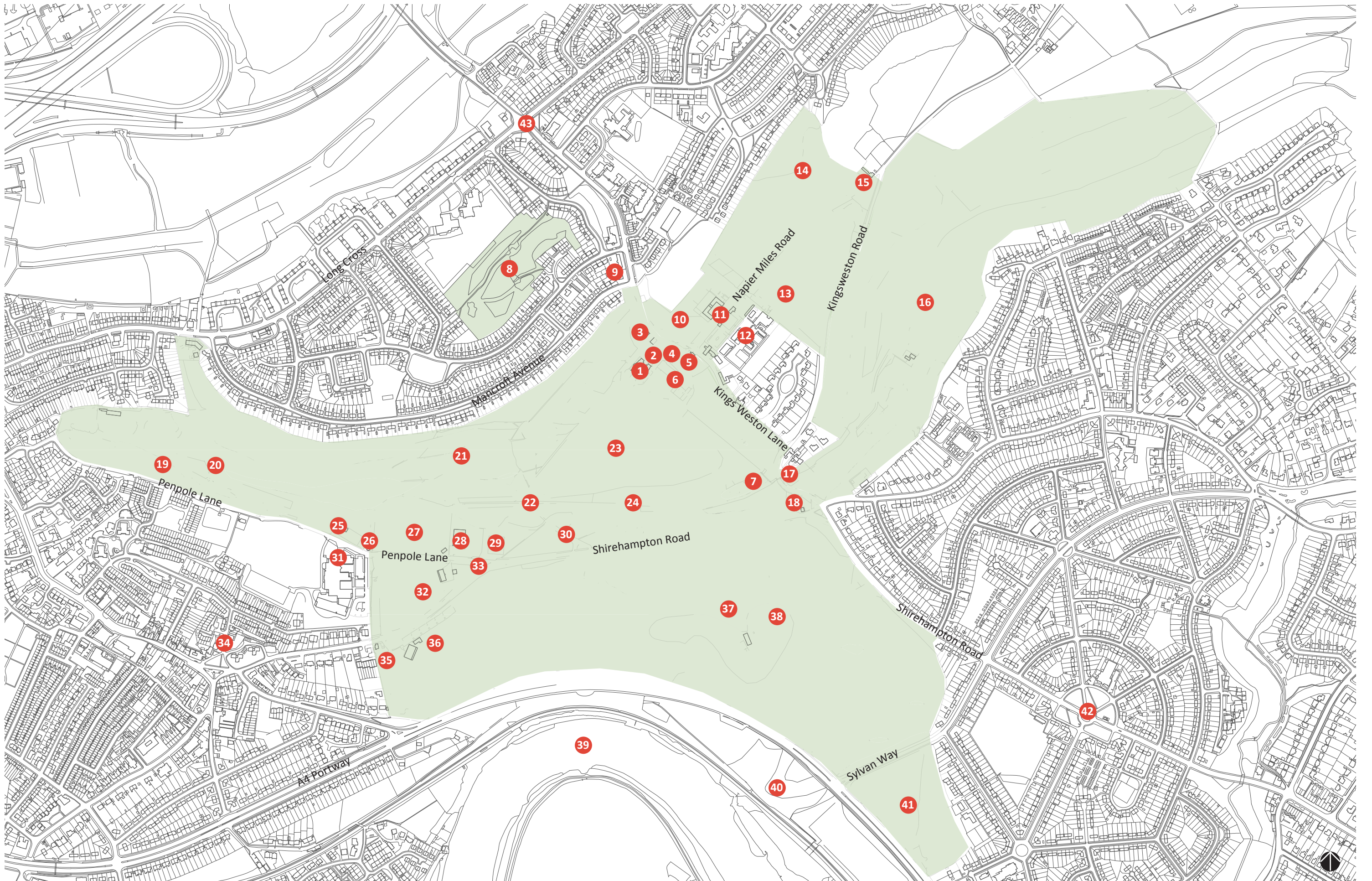
Three Acre Covert
- 42

Sea Mills Garden Suburb
- 43

Lawrence Weston

Registered Park or Garden of Special  
Historic Interest







Blank page