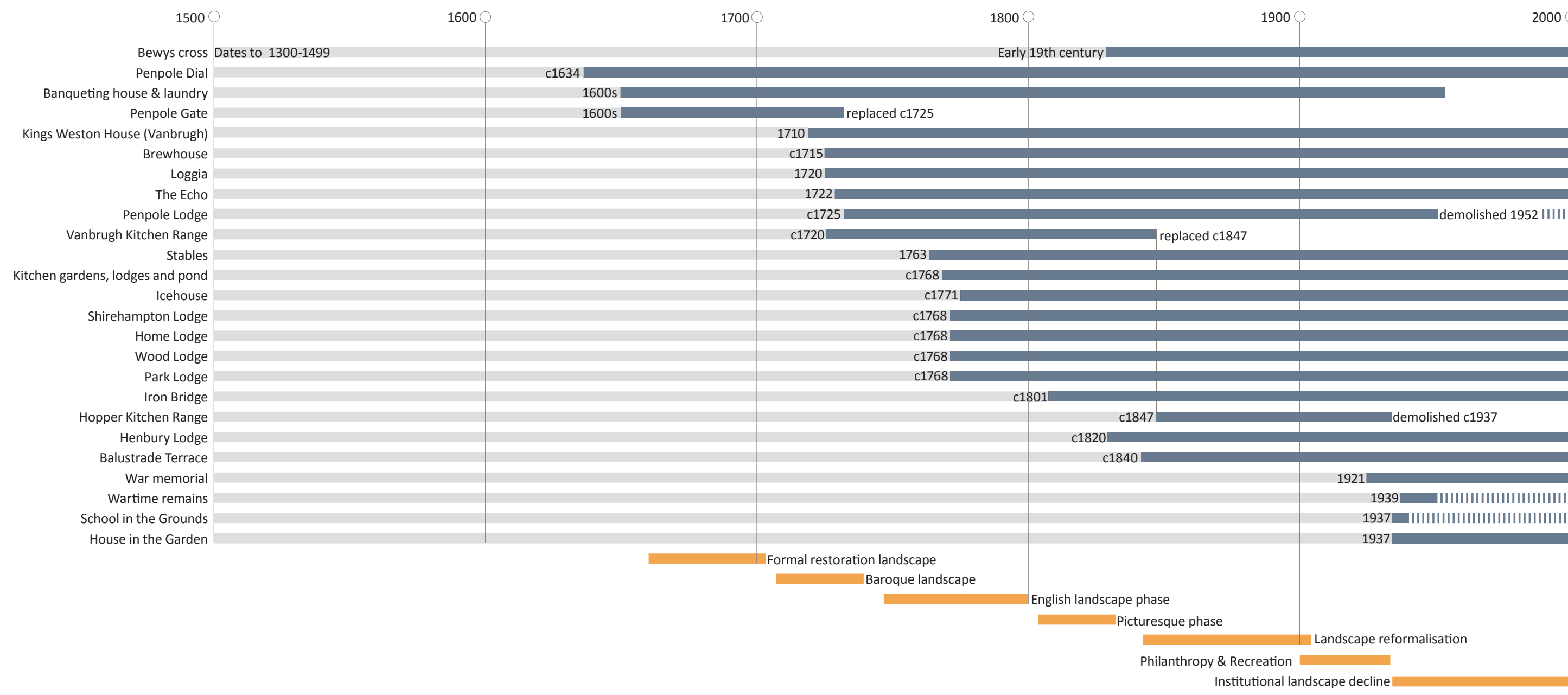


3

Historic Development Sequences



Chronology of Buildings and Features



3. Historic Development Sequences

- 1

2

3

4

5

6
- 1 1709 Kip Engraving

2 1720 Hallet Survey

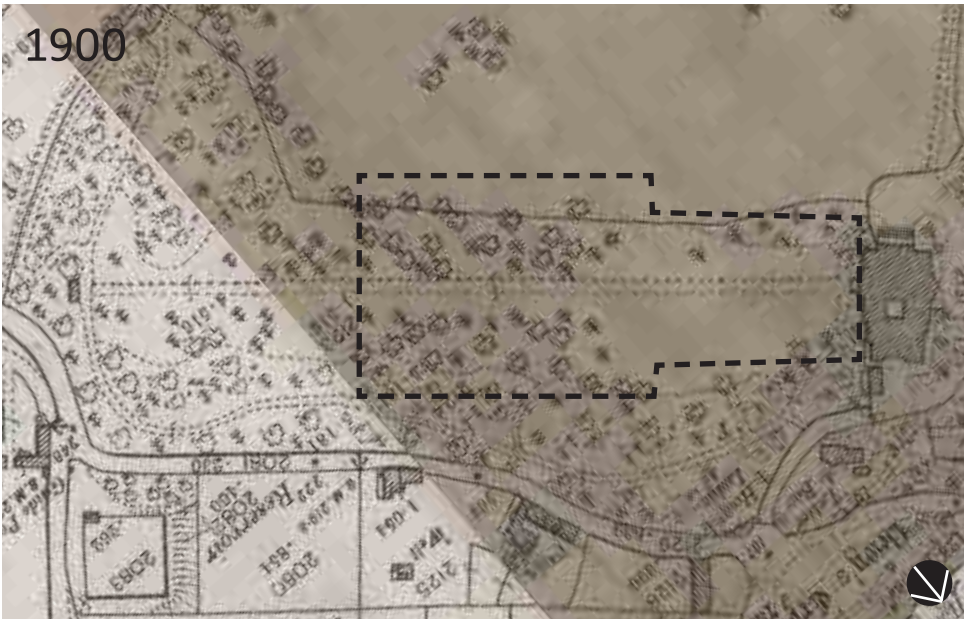
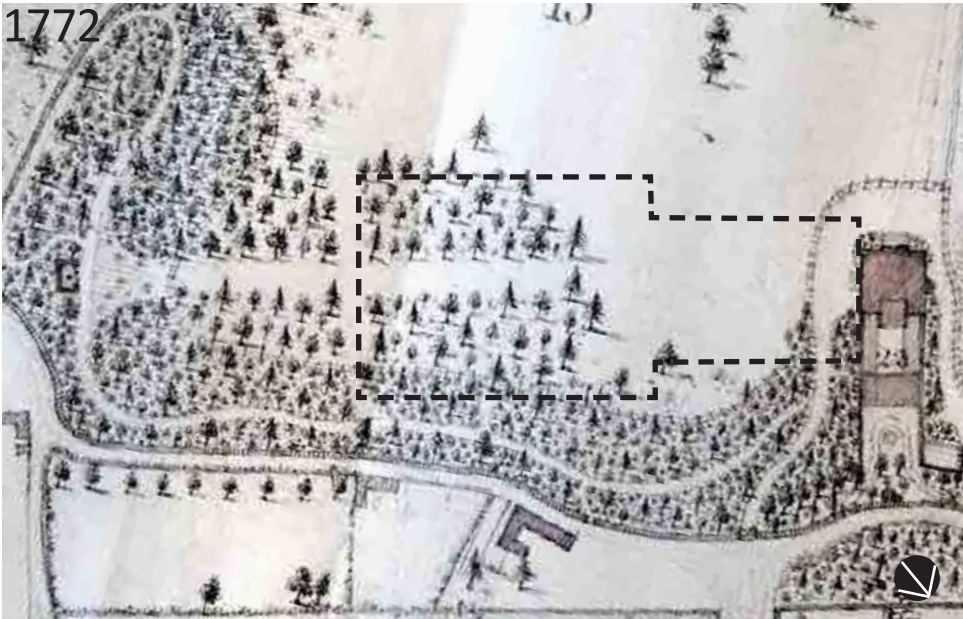
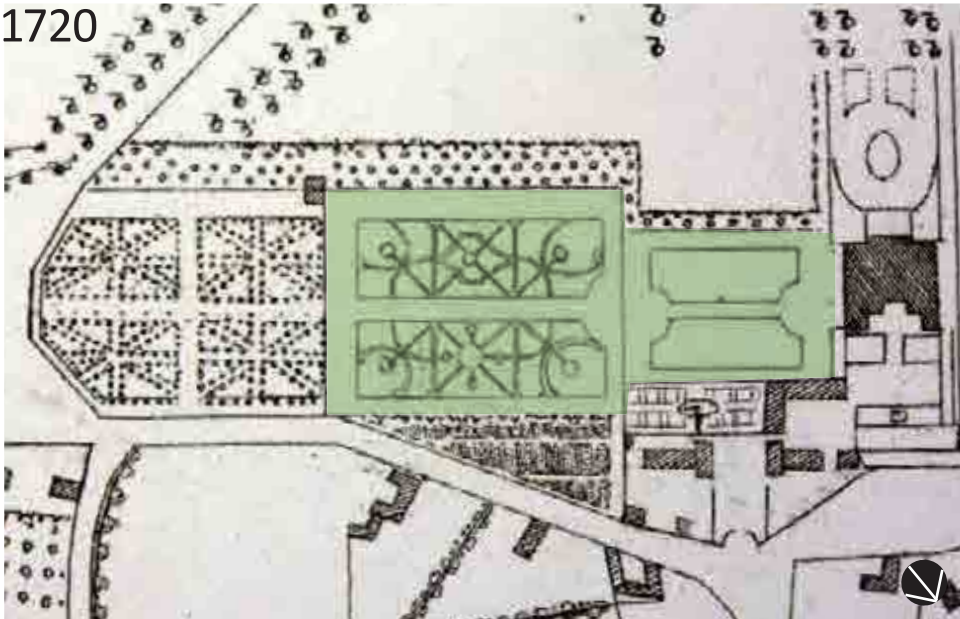
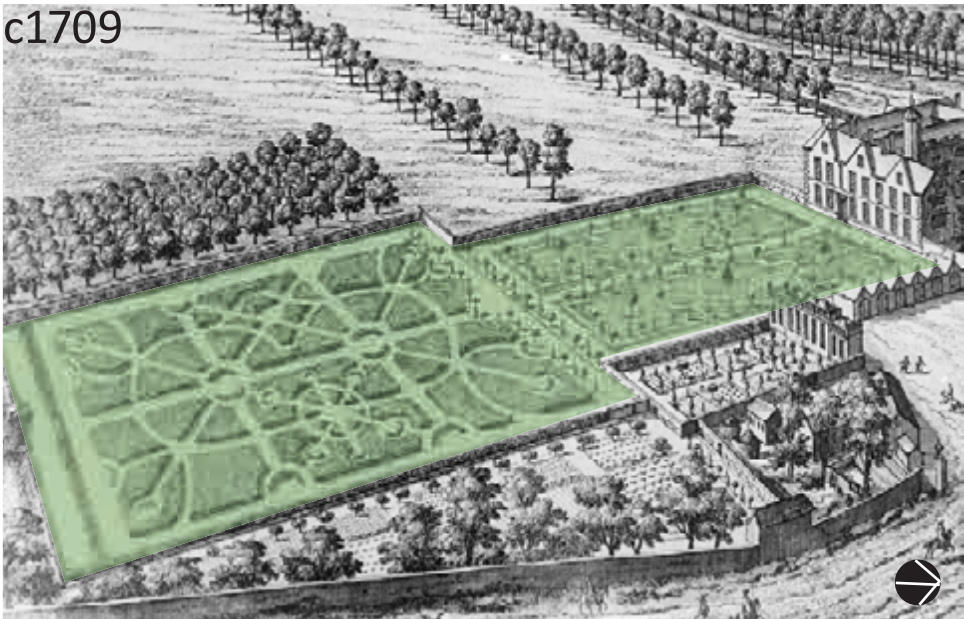
3 1772 Taylor Survey

4 1900s (Epoch 2) Ordnance Survey

5 1949 Ordnance Survey

6 Aerial Photograph 2010 (©ASABlom2010)

Historic Development: The Echo Walk

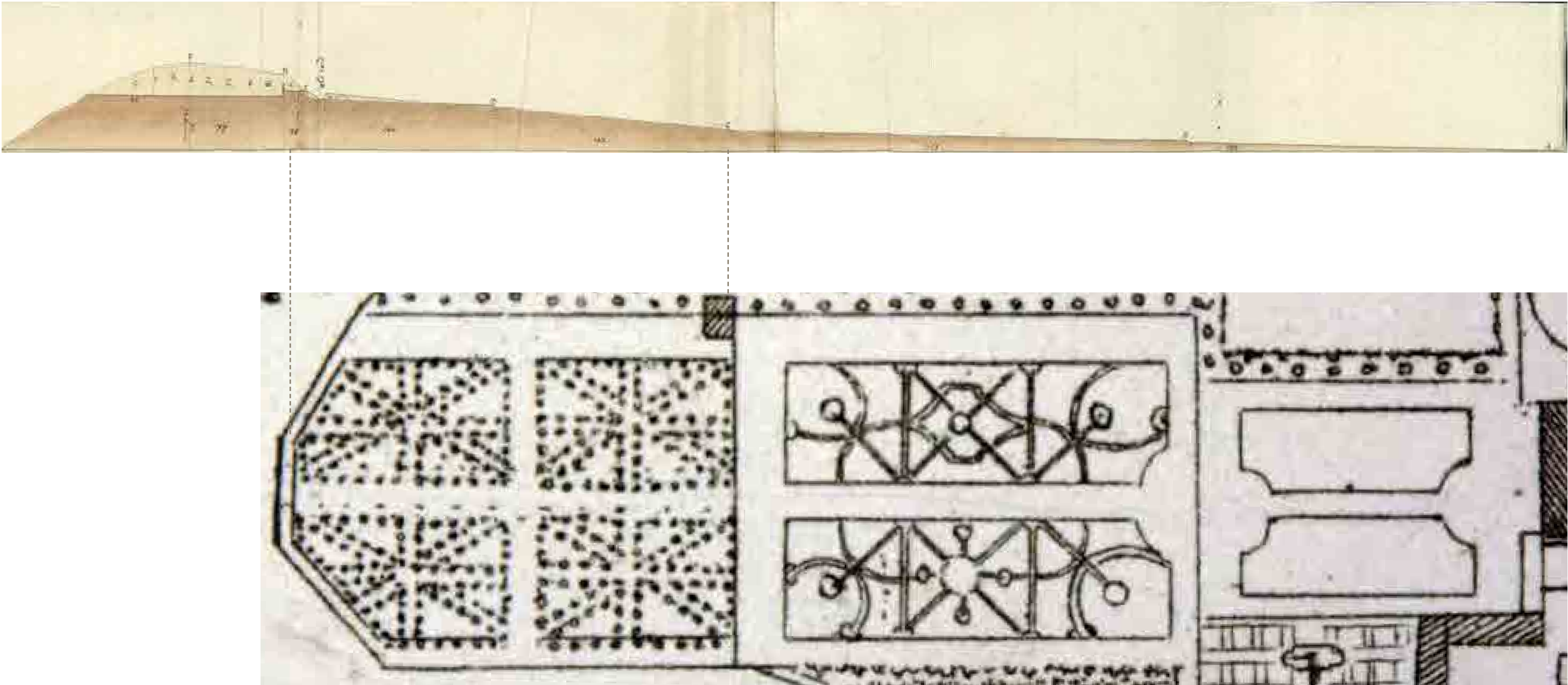


3. Historic Map Sequences

- 1

2
- A comparison of the formal garden layout from the 1720 Hallett survey and the Kings Weston Book of Drawings
- 1 Garden section, Kings Weston Book of Drawings, Bristol Record Office
- 2 1720 Hallet Survey

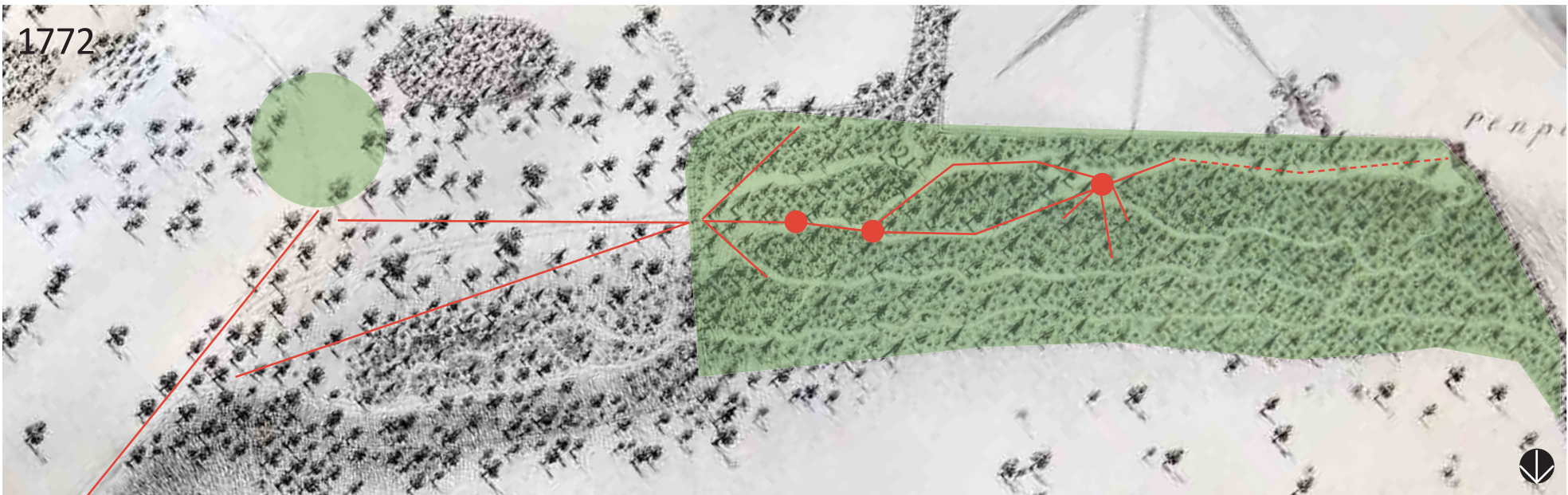
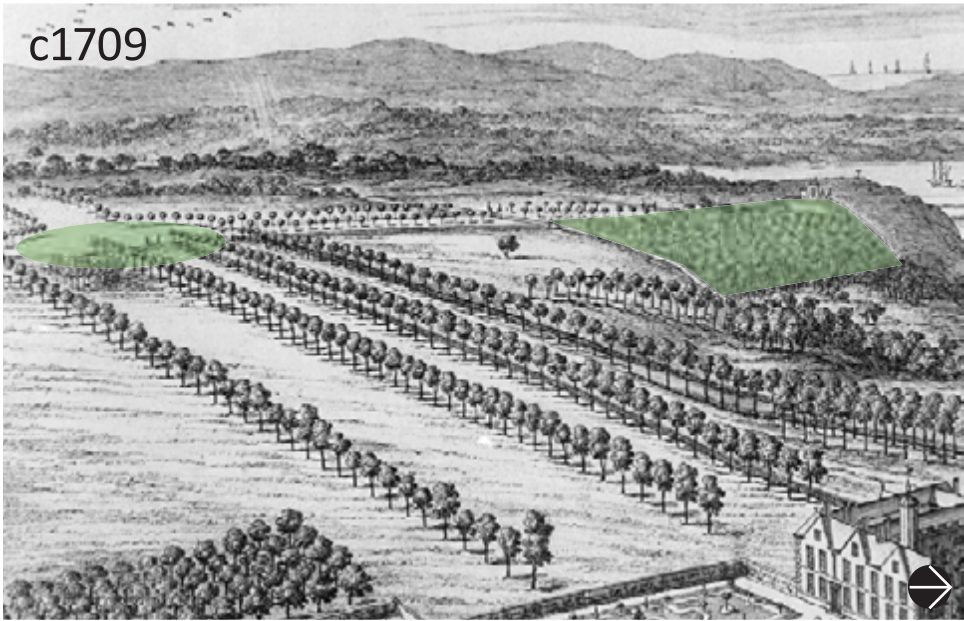
Historic Development: The Echo Walk

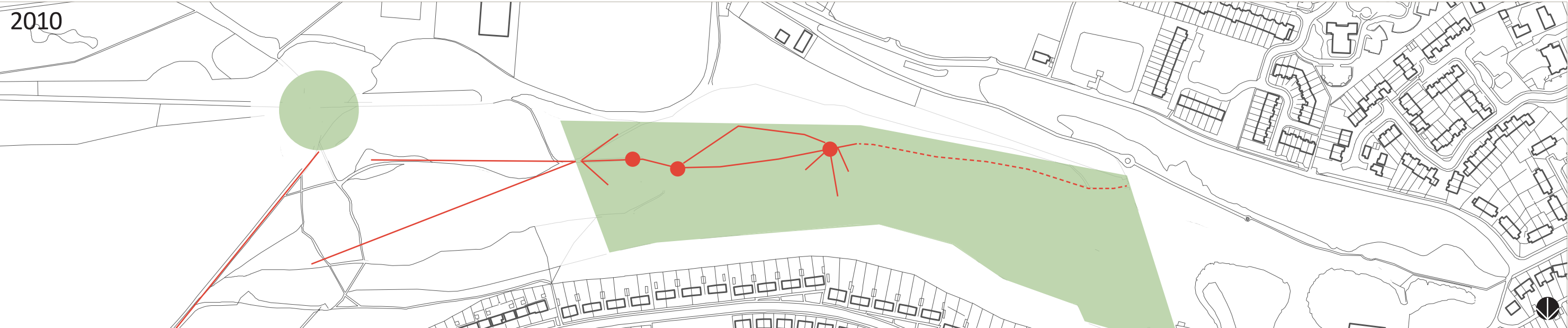


3. Historic Map Sequences

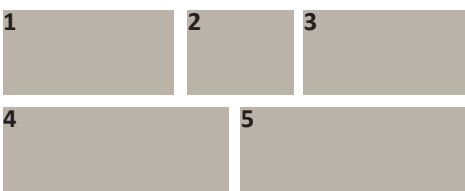
Historic Development Sequence:
Penpole Wood

1	2	4	1	1709 Kip Engraving
			2	1720 Hallet Survey
	3	5	3	1772 Taylor Survey
		6	4	Opposite Page: 1880s Epoch 1 Ordnance Survey
			5	Opposite Page: 2010 Ordnance Survey
			6	Opposite Page: 2010 Aerial photograph ASABlom



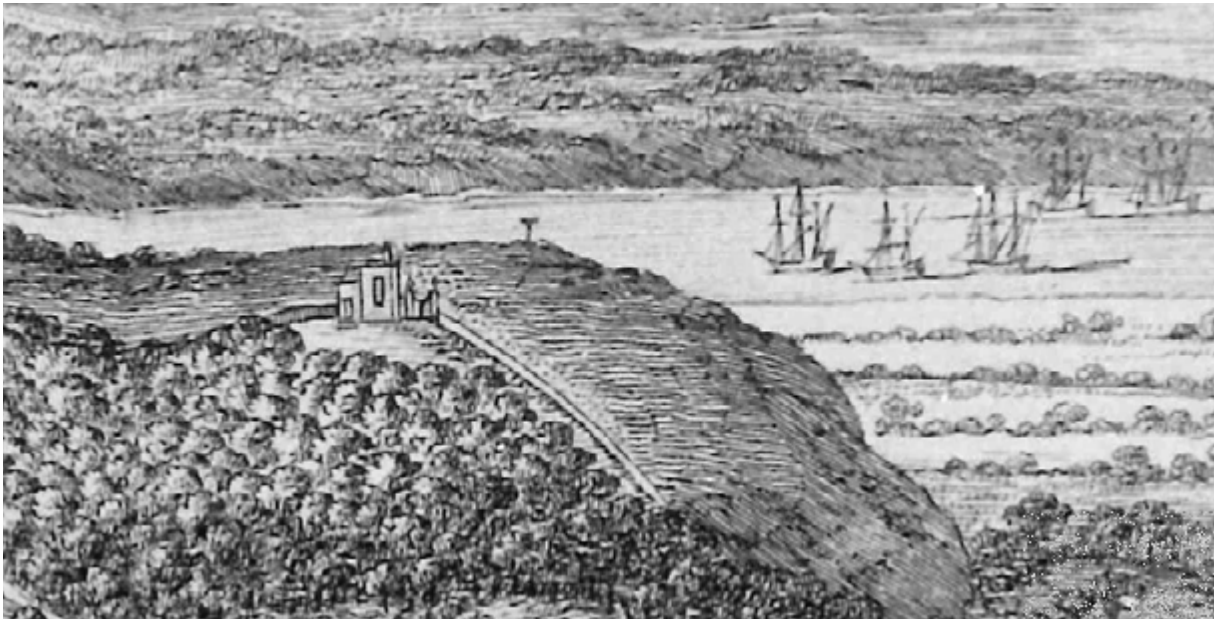


3. Historic Map Sequences



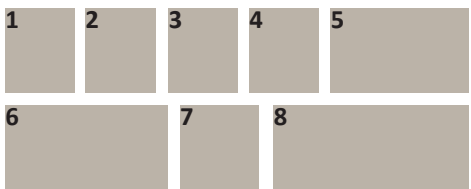
- 1 Penpole Point, 1712 Kip Engraving
- 2 Samuel Hiernoymous Grimms 1788 drawing
- 3 Penpole Point 19C undated postcard
- 4 Open air church service at Penpole Point 1913
- 5 Aerial photograph ASABlom

Penpole Point

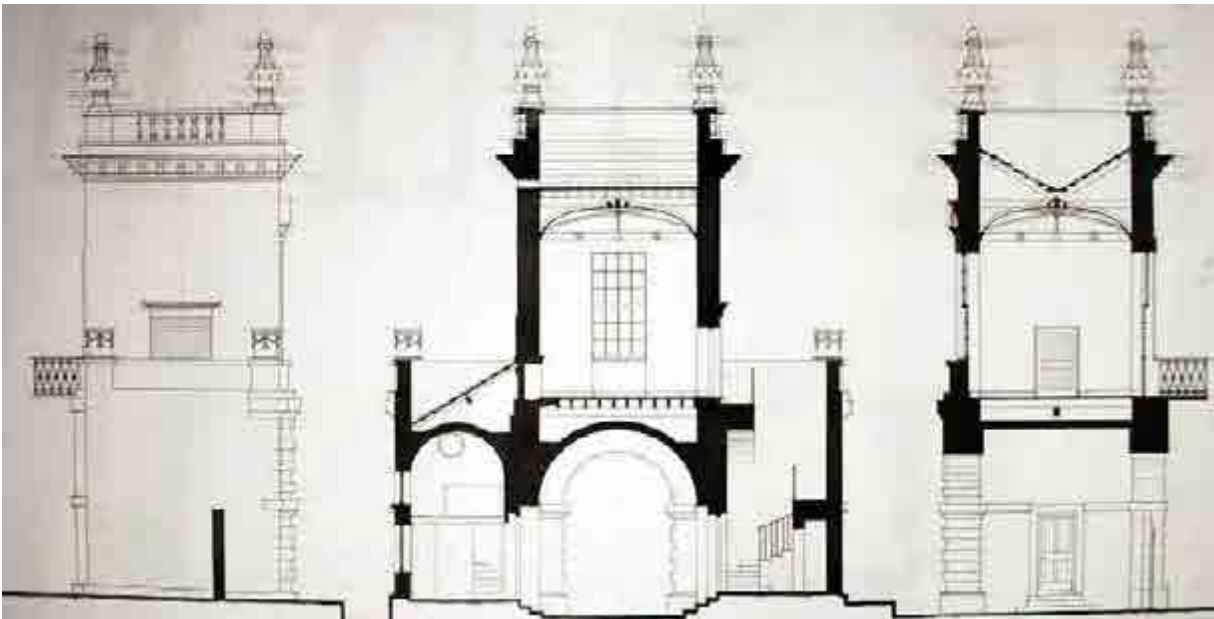
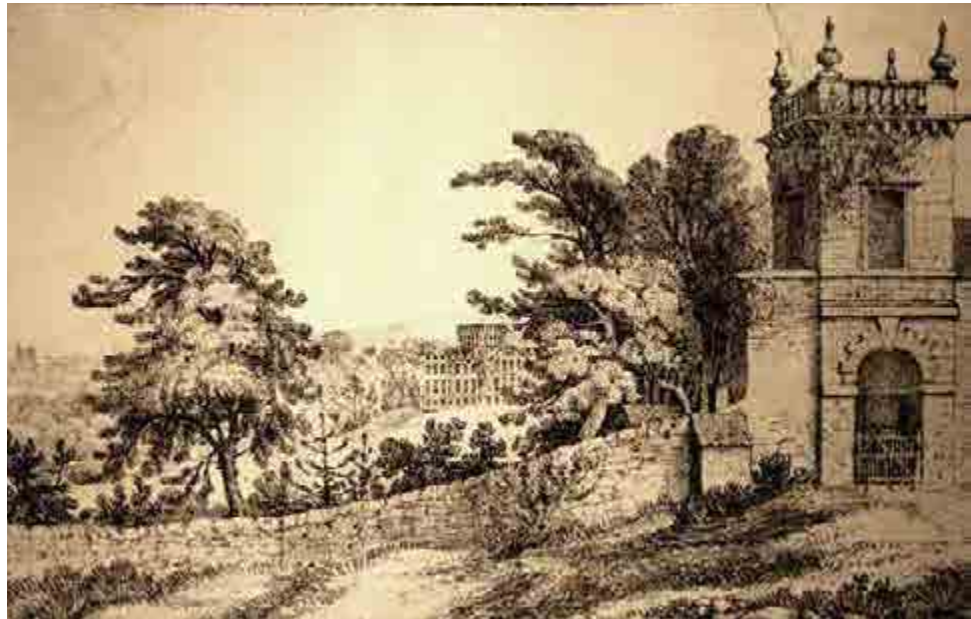
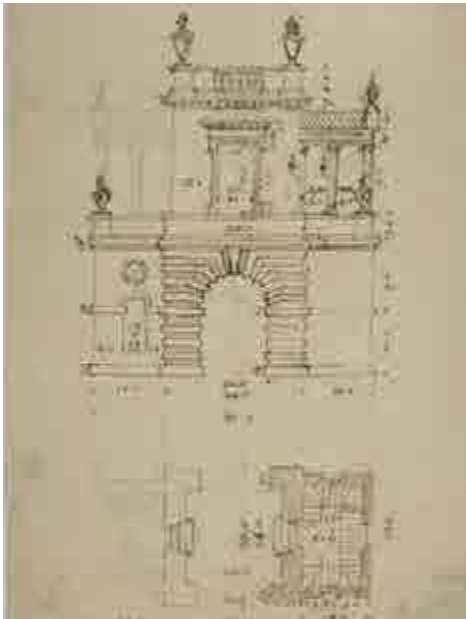
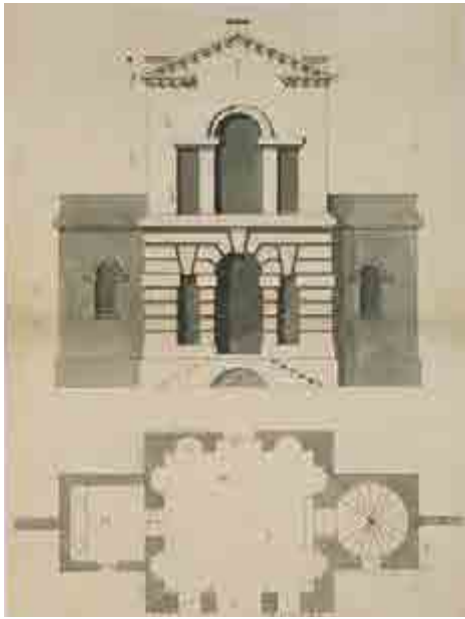
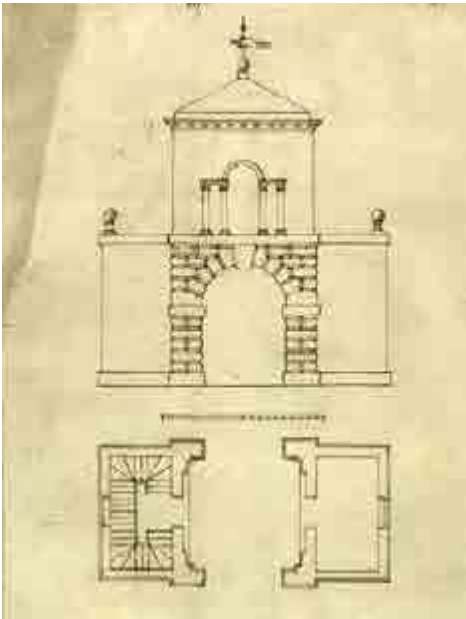


3. Historic Map Sequences

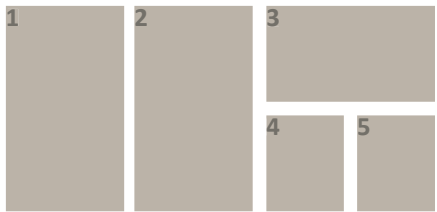
Penpole Lodge



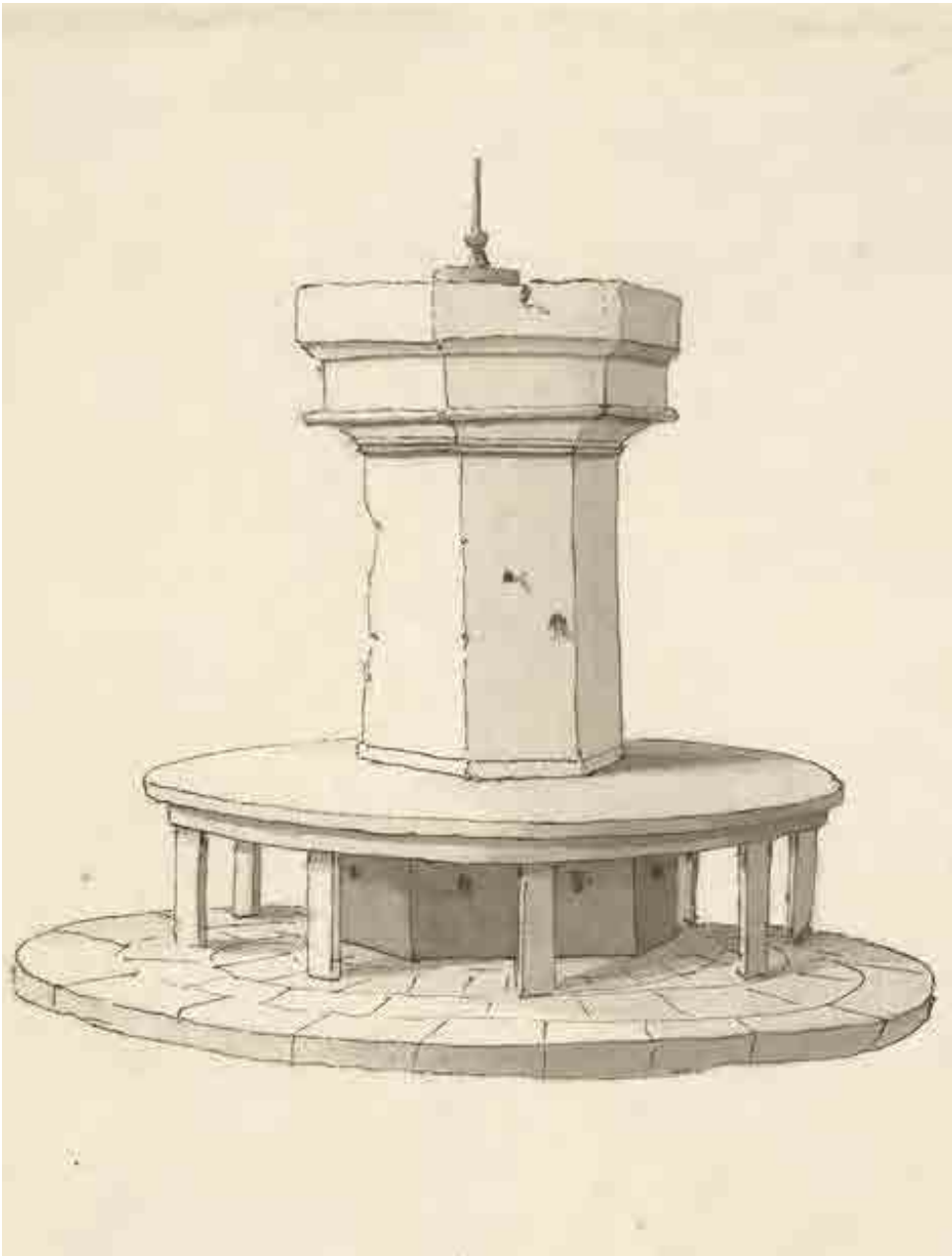
- 1 Design for Penpole Lodge, Colen Campbell c1723 (BRO 33746-037)
- 2 Vanbrugh’s alternative design for Penpole Lodge, V&A
- 3 Vanbrugh’s design for Penpole Lodge, V&A
- 4 c1760-68 extract of Sir John Soane’s Museum drawing (Drawer 69.1. 15) by courtesy of the Trustees of Sir John Soane’s Museum. Photo Ardon Bar-Hama
- 5 Penpole Lodge c1831, British School (Mb6265) Bristol Museum and Gallery
- 6 Penpole Lodge, Measured Drawing, J.W Tanner 1943
- 7 Penpole Lodge c1950 (NMR)
- 8 Site of Penpole Lodge, 2012 (KWAG)



Penpole Dial



1 The Pillar at Weston Point, Samuel Grimm 1788 (British Library Ms15541)
2 Penpole Dial 2012
3 Late 18th century, Bristol Museum & Art Gallery
4 Penpole Point and Dial, 2012
5 Lichens on Penpole Dial 2012



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4

Kings Weston Today



Understanding the Site Today

The Kings Weston landscape has evolved over a long period of time as an expression of the status and wealth of the estate owners, and the local geology, topography, vegetation, farming, industry and settlement patterns. The 1994 Historic Landscape Survey (NPA) provided the last comprehensive assessment of the historic designed landscape, and the estate has since been subject to further changes, in both the physical condition, management approach and legal ownership.

This assessment seeks to review the estate's current physical condition, particularly within the context of changes and surveys carried out since the original 1994 report. Given the size and diversity of the historic estate this section can only provide a broad overview of landscape character based on existing site surveys. Additional details of historic features and fabric are included within the Gazetteer (Appendix B).

- In general the components of the estate include:
- 126 hectare grade II English Heritage registered landscape of special historic interest
 - 4 Grade I listed buildings
 - 3 Grade II* listed buildings
 - 13 Grade II listed buildings
 - a valuable public open space for formal and informal recreation for the local community and those in the wider city/ region
 - sites of nature conservation interest
 - public rights of way
 - ancient woodland
 - forms part of Kingsweston and Trym Valley Conservation Area

- Kings Weston’s Historic Character Areas**
- Based on Kings Weston's history and existing site features, twelve distinct historic character areas have been identified. This section provides a summary description and condition statement for the following twelve historic character areas:
- 1 House and Grounds
 - 2 Home Park
 - 3 Echo Walk
 - 4 The Walk
 - 5 Penpole Wood
 - 6 Penpole Point
 - 7 The Little Park
 - 8 The Great Park
 - 9 Stable Block and Gardens
 - 10 The House in the Garden (Kingsweston School)
 - 11 Napier Miles Park
 - 12 Kings Weston Down





House and Grounds

The House and Grounds character area forms the immediate setting and surroundings of the Vanbrugh designed Kings Weston house. It also includes the Brewhouse, Loggia and Home Lodge.

The principal elevation on the south west side overlooks the triangular Home Park lawn between large scale yew trees flanking Mylne’s main steps. A compacted gravel drive leads from the main car park on the north east side of the house, along the terrace overlooking Lawrence Weston and Avonmouth, to the south west front.

Overlooking the housing at Mancroft Close, the 19th century terrace provides both general circulation and outdoor space for the popular cafe business which operates from the basement of the house. A visually intrusive and inappropriate fabric canopy structure has been installed above the door to the cafe. The stone balustrade to the edge of the terrace is missing, although iron handrails to the steps remain.

The former courtyard space between the main house, the Loggia and the Brewhouse forms the main car park for visitors to the house. The surface is laid to macadam with compacted gravel parking bays and flush timber sleeper details giving a relatively informal and untidy appearance at odds with the formal character of the architecture.

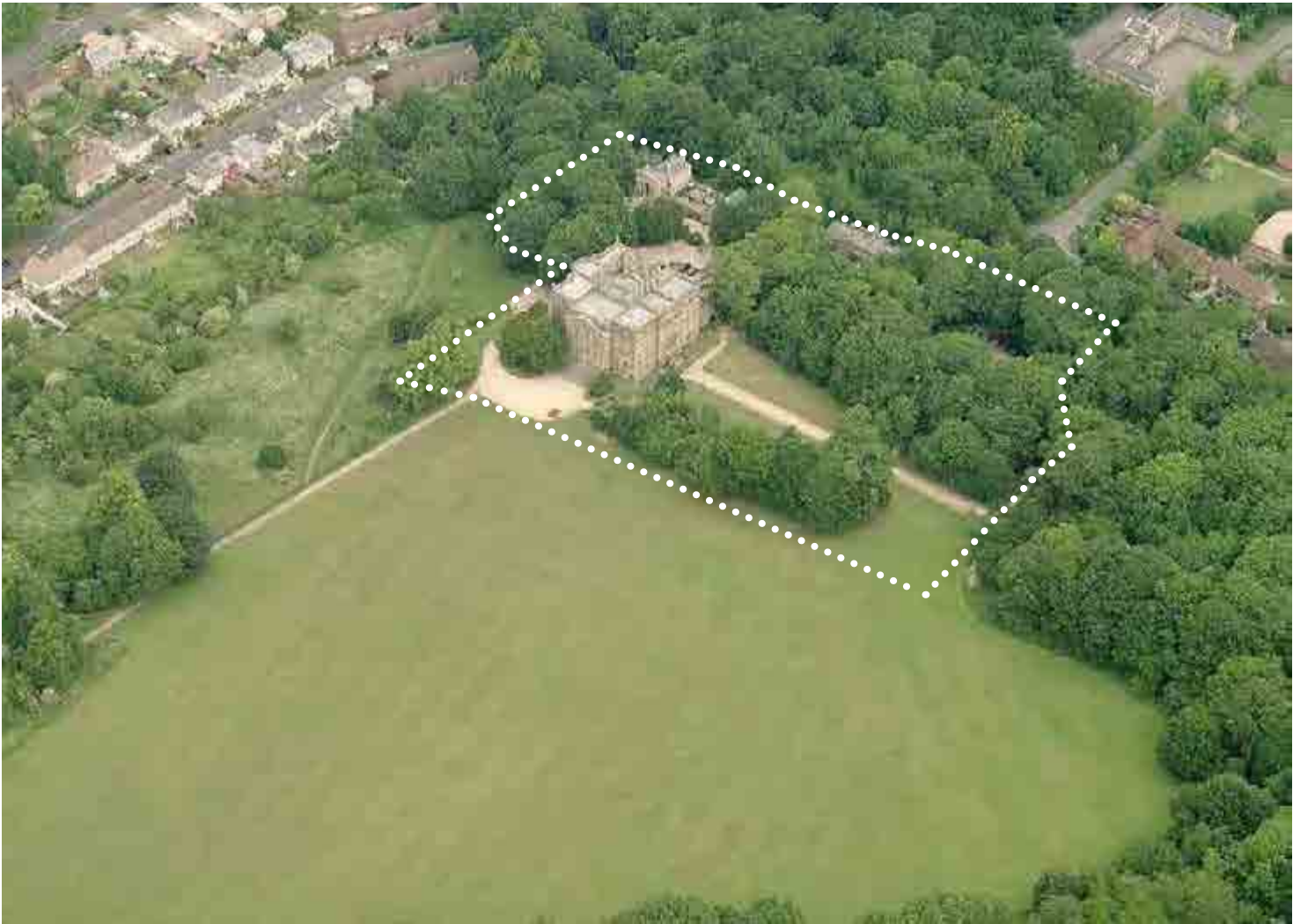
At the north east corner of the car park a walk of Robinia trees leads through to the first formal garden space along the Echo Walk. A 3.7m (12ft) wide gravel walk, centred on the steps of the east front of the house, leads between two lawns towards the Echo and Echo Wood. The standing remains of the partially constructed 1938 school building enclose and intrude on the first parterre space along its northern edge.

A single step and an upturned, gadrooned stone finial mark the end of the formal garden space. A 2012 geophysical survey of this area (1) was not able to establish clear evidence for the formal layout of the garden space for which further archaeological investigation will be essential.

This walk is separated from the main Home Park lawn by a belt of evergreen shrubs with a single notable Deodar Cedar in the south east corner.

In the 1990s the Loggia was repaired and converted to a residential property in private ownership. Its grounds are screened from the main car park by ornamental shrub planting. The original designed view of the Loggia front elevation along the terrace from the main house is currently screened by the secondary woodland growth of sycamore below the main terrace. The Brewhouse has similarly been repaired and converted to residential use. Boundary railings and evergreen hedge planting serve to screen the property from the carpark and drive. The modern gate details, whilst ‘traditional’ in style have a domestic appearance out of character with the setting. A remnant gate pier within the grounds of the Brewhouse dating to 18th century may relate to Sir Robert Southwell’s formal courtyard layout in the 1720 Kip drawing.

Across the entrance drive from the Brewhouse, and in a poor state of repair, the Home Lodge marks the main vehicular entrance into the estate grounds from Kings Weston Lane. Visually inappropriate signage, CCTV columns, automated vehicle access controls, boulders and residential gates, fences and railings have been installed around the House and Grounds. These have a significant adverse effect on the historic setting.



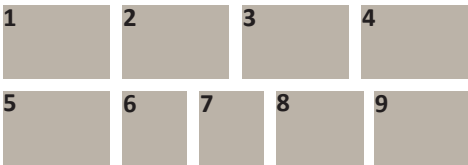
Aerial view of the House and Grounds, © ASA Blom 2010

References:

- 1 Wright P, University of Bristol (2012)
- 2 Nicholas Pearson Associates (1994)
- 3 Penpole Wood and Quarry SSCI Audit, P Quinn (2006)

4. Kings Weston Today

House and Grounds

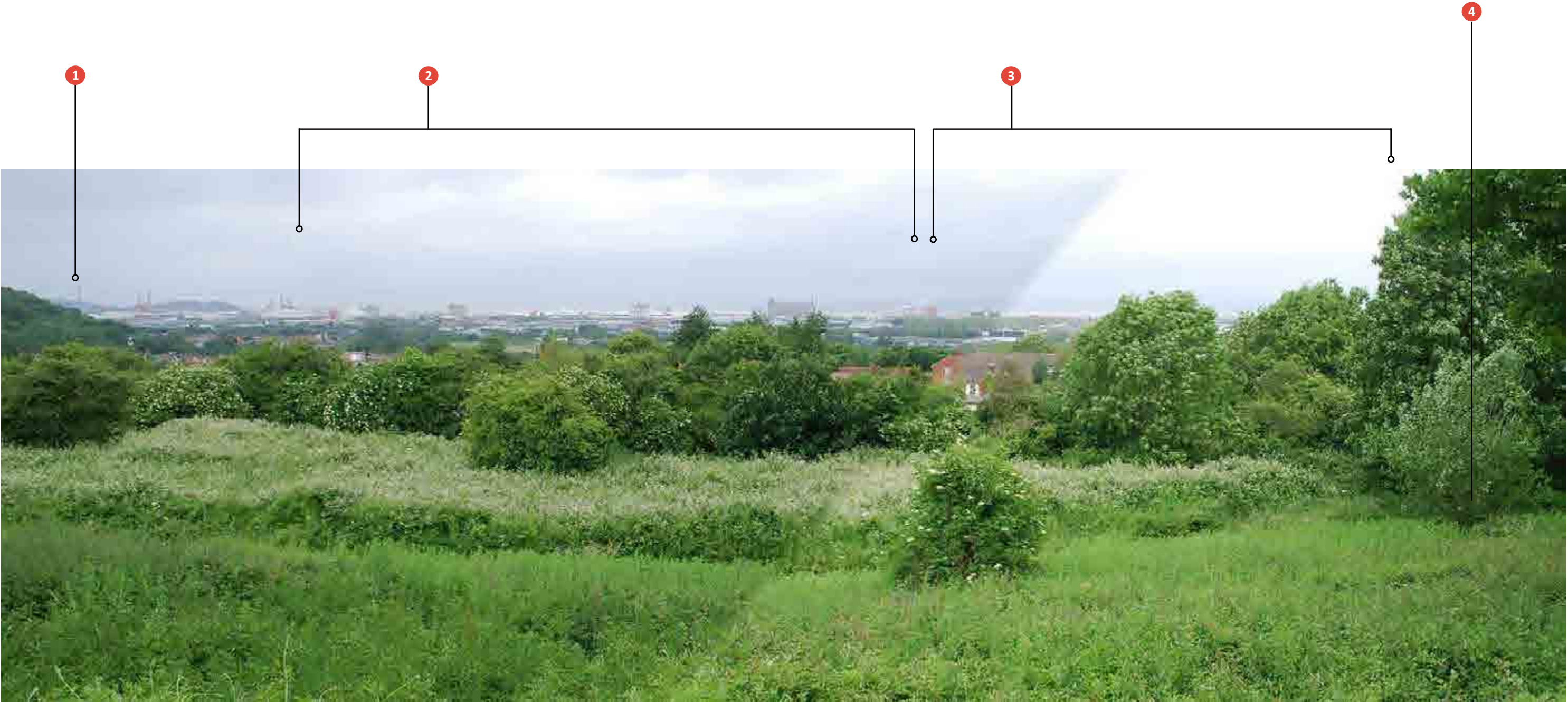


- 1 Main steps and the south west front (2012)
- 2 The Loggia and site of Laundry and Banqueting House (2012)
- 3 The Brewhouse with remnant listed gate pier (2012)
- 4 The main car park on the site of the historic courtyard (2012)
- 5 The site of the first parterre garden and Echo Walk (2012)
- 6 Gadrooned stone finial and step at the end of the first parterre (2012)
- 7 Fence stones resembling J Henley’s drawing (2012)
- 8 Standing remains of the 1938 QEH school development (2012)
- 9 Home Lodge, Kingsweston Lane (2012)



House and Grounds: view from the house terrace

- 1 existing Avon crossing tall pylons
- 2 height of buildings and structures at Avonmouth Docks break the line of the Severn Estuary and Welsh coast and hills
- 3 line of the Severn Estuary and Welsh coast and hills is unbroken by lower height warehousing through this section of coastline
- 4 secondary woodland below the terrace edge requirs selective thinning to re-establish parkland, the principle view and the visual link between house and loggia, whilst potentially screening views of e.g. Sea Bank Power Station to the north west



- 1 height of buildings and structures at Avonmouth Docks break the line of the Severn Estuary and Welsh coast and hills
- 2 line of the Severn Estuary and Welsh coast and hills is unbroken by lower height warehousing through this section of coastline
- 3 bramble below the terrace to be removed and maintained as parkland meadow pasture

House and Grounds: view from the ground floor



Home Park

The Home Park character area, a large triangular expanse of species-poor grassland, is enclosed by the adjacent Echo Wood, The Walk and Penpole Wood character areas.

Popular with local dog walkers, the Home Park forms the core recreation space of the Kings Weston estate. It has supported a small number of community festivals and events within the last 20 years.

The grassland is mown 10-14 times each summer, however, the cutting regime at the woodland edges is tending to a progressive encroachment of secondary woodland species including sycamore, blackthorn and bramble scrub. This has served to blur the spatial distinction and clarity between the historic character areas around the Home Park lawns, particularly the historic avenue character of The Walk.

The 2012 geophysical survey (1), undertaken by the University of Bristol , identified tentative evidence for early eighteenth century structures within the area of the Great Court to the south west of the house. Within the wider grassland a number of other archaeological features including low banks and ditches have previously been identified (2) and there is anecdotal evidence for survival of tree pits representing earlier double avenues across the parkland.

In the north east corner a circular concrete pond is believed to be a possible fire pond from the World War II encampment (2).

Kings Weston house dominates views across the Home Park; providing a strong contrasting landmark to the enclosing wall of woodland around the Home Park boundaries. The house is also a key element within the panoramic views from the Home Park towards the Severn Estuary with the backdrop of the Welsh hills. Whilst the 20th century industrialisation of the Avonmouth area has substantially degraded the view the panorama remains impressive and significant. The sound of the M5 motorway which crosses the middle ground is notable from the areas around the house.

References:

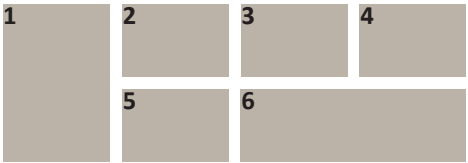
- 1 Wright P, University of Bristol (2012)
- 2 Nicholas Pearson Associates (1994)
- 3 Penpole Wood and Quarry SNCI Audit, P Quinn (2006)



Aerial view of the Home Park, © ASA Blom 2010

4. Kings Weston Today

Home Park



- 1 South west front from the Home Park (2012)
- 2 Lime avenue at edge of Home Park and Penpole Wood (2012)
- 3 South west front from the Home Park (2012)
- 4 Fence stone and iron footings (2012)
- 5 View to the lime avenue and Penpole Wood from the second floor (2012)
- 6 South west front viewed across the Home Park from The Circle (KWAG 2012)



Echo Walk

The Echo Walk is an area of unmanaged semi-natural woodland on rising ground between Kings Weston House and the Echo. Originally an open walk through parterre garden spaces, the direct view between the two buildings has been obscured and overshadowed by the closed tree canopies that bridge the 12ft wide gravel path. This loss of intervisibility between Kings Weston House and the Echo adversely affect their visual relationship, and the way in which visitors understand and appreciate the designed landscape.

The woodland forest layer predominantly consists of oak, ash and sycamore, with a cherry laurel dominated shrub layer. Two broad vegetation types have been identified within this structure (1): Firstly, open grown trees (beech, Lebanon cedar, Bishops’s pine, horse chestnut, yews, laurels and limes) lining the main walk though the wood and dating to between 1860 and 1890. Secondly, ornamental trees and shrubs around the Echo including Cryptomeria, Aucuba, Ailanthus and Norway Maple suggesting an early twentieth century planting phase and likely to be associated with the contemporaneous and adjacent double pond feature.

The 1946 RAF aerial photographs indicate an extensive felling phase through this area and support the even age appearance of the main forest layer. The 2005 Penpole Wood and Quarry SNCI report identified areas of Japanese Knotweed around the Echo which have received treatment but should continue to be monitored and treated if necessary.

The gravel path rises sharply as it approaches the Echo and any finer gravel surface has been washed off to leave a rough stone sub grade below. The remains of clay piped drainage system, the date of which is uncertain, are visible in places at the edges of the Echo Walk path.

A serpentine path, shown as early as 1772, leads from the woodland car park to the Echo, closely following the adjacent estate wall along Kings Weston Lane. Originally this was the main ‘path’ between the house and the Echo, with the Echo Walk principally as a viewing axis.

Behind the Echo, the landform rises sharply again to the Terras structure and the Iron Bridge across Kingsweston Road.

Recent management work by Kings Weston Action Group has thinned and cleared areas of bramble scrub to a more open and managed field storey.

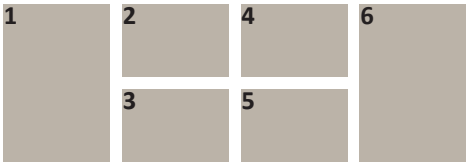


Aerial view of Echo Walk, © ASA Blom 2010

References:

- 1 Nicholas Pearson Associates (1994)
- 2 Penpole Wood and Quarry SNCI Audit (2006)
- 3 Chambers, T (2008)

Echo Walk



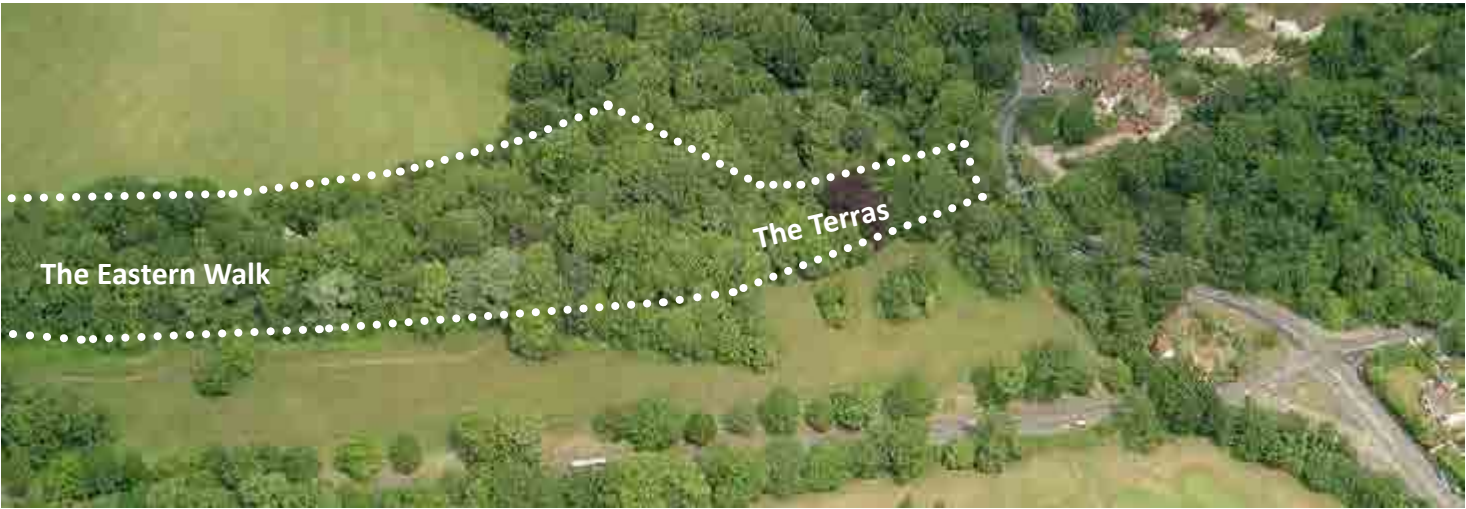
- 1 The Echo interior showing the surviving plinth of the original Echo statue
- 2 The Echo (2012)
- 3 Urn detail, The Echo (2012)
- 4 View along the Echo Walk towards the Echo
- 5 20th century concrete pond (2012)
- 6 View from the Echo towards Kings Weston House (2012)





1 Aerial view of The Walk character area, © ASA Blom 2010
2 Aerial view of The Walk character area, © ASA Blom 2010

The Walk



The Walk character area is a wooded ridge-line running between Echo Wood and Penpole Wood; separating the Home Park from Shirehampton Park. A wide track runs the length of the ridge which gently falls then levels out towards the west.

The southern edge of the character is defined by three distinct bulges in the low bank and ditch which are consistent with a ha-ha or sunk fence (1) and correspond with features on the Kip, Halett and Taylor surveys.

The character area has four sub areas; the Western Walk, the Circle, the Eastern Walk and the Terras.

The Western Walk

West of The Circle a lime avenue (*Tilia x europaea*), replanted late 19C, continues along the edge of Penpole Wood terminating at the edge of the cricket ground is marked at both ends by a Deodar Cedar.

The Circle

The Circle forms the junction of the Great Avenue from the house, the Western Walk and the Eastern Walk. Its historic function as a focal orientation space within the Kings Weston landscape has been significantly affected by the 20C encroachment of secondary woodland and bramble scrub. The historic drive from Shirehampton Road curves through the Circle and leads towards the house. The Circle is embanked along its southern edge consistent with a ha-ha feature or to simply provide a level plane across the Circle space.

The Eastern Walk

Avenue tree planting of large leaved limes, sweet chestnuts, horse chestnuts, Lebanon and Atlas cedars suggest a replanting of the original eighteenth century avenue sometime between c 1860- 1890 to replace ageing trees (1). Secondary woodland and scrub growth in the 20th century has progressively

reduced this once open avenue to a linear woodland belt; severing the spatial relationship between the Home Park and Shirehampton Park. The shrub storey also blocks the intended sequential views of the main house against the back drop of the Severn Estuary and Welsh Hills. It was in this view from The Walk that the complex purity of Vanbrugh’s severe cubic block with its ‘sensation of enormous repressed force’ (2) could be appreciated and experienced.

Lining the sides of the eastern walk the concrete bases of World War II military huts are clearly visible.

The Terras

A retaining wall along the southern edge of The Walk from the Iron bridge forms an elevated terrace. This ‘Terras’, marked on Taylor’s 1772 survey, provided views east across Shirehampton Park towards the River Avon and Failand. Today the wall has been significantly overgrown with multistem self seeded

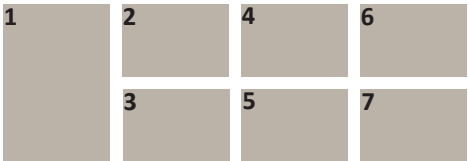
sycamore trees which are causing substantial damage to the stonework structure. The views to the south and east have been significantly limited by boundary vegetation growing along the roadside boundary of the Shirehampton Park golf course, and are now only glimpsed through tree canopies. The wall appears to be built in two distinct phases with a ramped section and evidence of a ‘rockery’ feature at the western end.

References

1 Nicholas Pearson Associates (1994)
2 Gomme Jenner and Little (2011)
3 Penpole Wood and Quarry SSCI Audit (2006)
4 Chambers, T (2008)

4. Kings Weston Today

The Walk



- 1 View of the Western Walk from The Circle (2012)
- 2 The Circle (2012)
- 3 The historic carriage drive entering the Circle (2012)
- 4 View towards Kings Weston House from The Circle (2012)
- 5 Shirehampton Road car park from The Circle (2012)
- 6 View along the Eastern Walk (2012)
- 7 The Terras (2012)



Penpole Wood

Penpole Wood, a semi-natural broadleaved woodland with ornamental tree planting and expanding laurel thickets, occupies the summit and north face of the Kings Weston ridge; running between the Home Park and Penpole Point character areas.

Generally, the woodland canopy is dominated by tall semi-mature and mature sycamore with some hybrid lime, yew, sweet chestnut, hornbeam, ash and Scots pine present. The shrub layer varies significantly through the woodland but there are extensive, dense thickets of mature cherry laurel and, elsewhere, snowberry (*Symphoricarpos albus*), Philadelphus and Forsythia. The presence of wood melick (*Melica uniflora*), wood speedwell (*Veronica montana*) and goldilocks buttercup (*Ranunculus auricomus*) within the woodland field layer indicates that Penpole is a long established woodland, part of which is registered Ancient Woodland.

Ornamental shrubs, including Philadelphus and Forsythia, within the understorey, and specimen trees suggests a later phase of ornamental woodland planting in the late 19C and early 20C. This is reflected in the late 19C Ordnance Survey mapping which appears to show diversification of the woodland structure along the edge of key rides. The presence of cherry laurel and snowberry, traditional game management species, suggests that in addition to its ornamental value Penpole Wood was also a covert for the rearing of game birds. Kings Weston’s mention within Rawstorne’s Gamonia supports this.

Penpole Wood is structured and dissected by an intricate network of historic carriage rides and paths running through the woodland; bounding the woodland compartments within. The main ride runs the length of the wood along the ridge summit between the Home Park avenue and Penpole Gate. This ride splits within the woodland to follow two separate but parallel routes, reconverging at Penpole Gate. The upper (southern) of these two paths is lined with frequent yew trees although, without further survey, it is not clear if these relate to the designed path layout shown on the 1720 and 1777 historic mapping. A third path follows the lower (northern) edge of the steep slopes just above the housing at Mancroft Avenue. The three main paths are linked by a network of narrower routes running up and down the steep ridge slopes. In places the legibility of the historic path network is poor and many of the designed routes are being progressively lost through erosion, unmanaged vegetation growth and adoption of desire lines.

Wood Lodge on Penpole Lane, now a private residential property was one of the original 18C lodges for the estate. Also located within the wood are the ruins of four other estate buildings; Penpole Lodge, two estate cottages, and the possible remains of an ornamental garden building. The remains of a stone boundary wall dating to 18C stand at the edge of the Penpole Wood and Penpole Point character areas. To the north of this and roughly parallel is the parish boundary marked with boundary stones.

Penpole Wood has a number of additional distinct features suggesting this as a purposefully designed, ornamental woodland. The northern path along the lower slopes of the wood passes a former quarry; a linear feature shown on the 1777 Taylor plan adapted with shrub planting and an intricate, informal path network. At the western end of the quarry a circle of mature limes trees stands on top of an earthwork mound. The circle is 8m in diameter with space for nine lime trees, although two of the trees have been lost through vandalism. The quarry is overgrown at the western end but originally the mound would have offered views along its length. The mound is likely to date to the 18C although the size of the surviving trees suggest replacement planting in the early 20C. Whilst the feature is similar to the mound design in the Kings Weston book of drawings, the notes on the drawing suggest that this location is unlikely to be the actual site of Conger Hill.

An avenue of lime trees planted along parts of the lower path may date to the 18C with some subsequent replacement planting. The lower path continues west from the quarry garden to pass two rock features. The first appears to be a single rock seat, the second a natural rock outcrop that forms a seat. Together with the historic map evidence, the surviving layout suggests that the Penpole Wood path network invited a series of key views from the woodland across the Severn Estuary and back towards the main house. These views are now lost or partial.



- 1 The main ride through Penpole Wood (2012)
- 2 The lower path through Penpole Wood (2012)

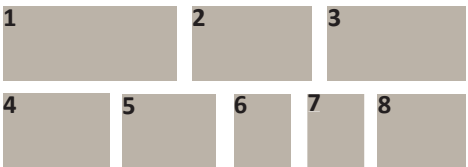
References

- 1 Penpole Wood and Quarry SSCI Audit 2006)
- 2 Nicholas Pearson Associates (1994)
- 3 Chambers, T (2008)

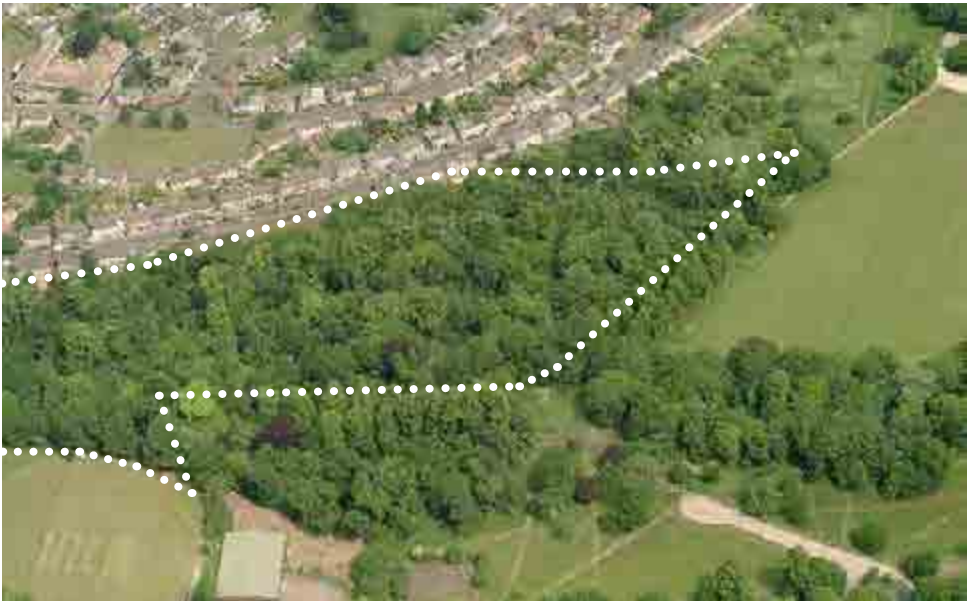


The former pasture land at the foot of the ridge slope, behind the Mancroft Avenue properties, has developed into a mosaic habitat of semi mature ash, sycamore and beech with areas of dense bramble. There has been a history of encroachment of back gardens on to the estate land along this boundary with at least one encroachment actively maintained.

Penpole Wood



- 1 Penpole Wood © ASA Blom 2010
- 2 Penpole Wood © ASA Blom 2010
- 3 Penpole Wood © ASA Blom 2010
- 4 Wood Lodge, Penpole Lane (2012)
- 5 Penpole Lodge (2012)
- 6 Rock outcrop feature along the lower path (2012)
- 7 Rock seat along the lower path (2012)
- 8 Lime Circle (2012)



Penpole Point

Penpole Point lies at the south west end of the Kings Weston and Blaise limestone ridge. Penpole Dial and the site of the demolished Penpole Lodge are key features of the character area.

Historically the Point provided elevated and expansive views across Shirehampton the river Avon and the Bristol channel. However, the progressive encroachment of secondary woodland scrub on the ridge flanks have screened these views and narrowed the once open downland to an enclosed woodland ride.

The main bridle path along Penpole Point provides an important pedestrian route for estate visitors to and from Shirehampton. The ridge summit is short and in places semi-improved grassland whilst the steep rocky flanks now support a sycamore dominated woodland with frequent holm oak, and an elm understorey.

The unmanaged growth of woody vegetation has three adverse effects on the Penpole Point landscape. Firstly, the historic panoramic views available from the Dial across the River Avon valley, the Bristol Channel and back towards Kings Weston House are blocked. Secondly, it shades out and takes over areas of grassland habitat which, although semi-improved, may include remnant limestone sward species. The rocky habitat has supported a small population of Bristol rock-cress (*Arabis scabra*) although the SNCI report considers this to be at risk from the secondary woodland encroachment. Thirdly, for users of the summit path, the scrub and tree canopies conceal the risk presented by the adjacent steep slopes, particularly on the southern side.



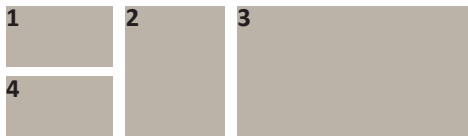
Penpole Wood © ASA Blom 2010

References

- 1 Penpole Wood and Quarry SNCI Audit 2006)
- 2 Nicholas Pearson Associates (1994)

4. Kings Weston Today

Penpole Point



- 1 View SW towards Penpole Point from Penpole Lane (2012)
- 2 Penpole Dial (2012)
- 3 View SW from the site of Penpole Lodge towards Penpole Dial showing the encroachment of secondary woodland scrub (2012)
- 4 View NE towards the site of Penpole Lodge showing the encroachment of secondary woodland scrub (2012)



The Little Park:

The Little Park character area extends south of the Kings Weston ridge line to the banks of the River Avon. It is considered as having four sub areas: Penpole Lane, Shirehampton Park, Shirehampton Park Golf Club, and Crab Tree Slip and Thee Acre Covert.

Penpole Lane

Penpole Lane is hedged on both sides with a deciduous native hedgerow with oak specimens, which contribute to an attractive semi-rural landscape character. The land on the north side of Penpole Lane is in the ownership of Bristol City Council and is used for formal recreation by Twyford House Cricket Club and Shirehampton Football Club. The sports field is enclosed within the curve of Penpole Wood on the north and west sides, and has a two storey brick built clubhouse in the south east corner.

The privately owned Karakal warehouse occupies unused land between Shirehampton Park and the Twyford Cricket Club. The warehouse is a single storey, utilitarian business unit, with associated informal car parking and a large subsoil heap stockpiled at the rear of the warehouse. The informal car parking lies within the line of the Great Avenue that extended from Kings Weston House.

The triangular plot of land on the south side of Penpole Lane is within the ownership of the National Trust and is used for formal recreation by Shirehampton Cricket Club. The grassland has been intensively managed but the site is enclosed on all sides by species rich hedgerows The historic Rush Pool adjacent to Shirehampton Road no longer holds open water and historically provided estate cattle with water.

Shirehampton Park

Shirehampton Park is a linear bank of attractive parkland landscape running adjacent to and below The Walk (WA) character area. It includes the Shirehampton Road highway (B4504) forming the boundary with Shirehampton Park Golf Club.

Originally a carriage drive through the estate, and still marked by the original lodge buildings (Shirehampton Lodge and Park Lodge), Shirehampton Road now operates as a busy secondary distributor road within the local area. The width and form of the road, the design of the junctions and the excessive vehicle speeds that these factors encourage, have adversely affected the historic landscape character of the drive.

The alignment of the current day Shirehampton Road can be seen on the 1720 Halett survey, lined by avenue tree planting. Early 20th century postcards suggest that the present lime avenue was planted circa 1900. Legibility of this avenue feature, and views across the Little Park area, have been reduced by the growth of secondary tree species (ash and sycamore) along the boundary with Shirehampton Park Golf Club. The character and appearance has been further degraded by the placement of vehicle deterrent boulders along the edge of the open space during the 1990s.

The junction with Penpole Lane is marked by the war memorial set within a small hedged enclosure.

Visitor parking for the estate is accessed from Shirehampton Road and occupies the line of a second historic carriage drive which leads towards Kings Weston House and crosses The Circle. The alignment of this route is visible on both the 1720 Halett and

1772 Taylor surveys. The bound gravel car park surface extends beyond the width and line of the original drive. Together with the associated boulders and timber bollards, and the secondary woodland encroachment around The Circle, this severely masks the historic approach towards Kings Weston House.

Redundant tennis courts, dating from c1949, lie within the historic line of the Great Avenue leading from Kings Weston House and through The Circle. Removal of chain link fencing and secondary tree growth around the court edges has recently been undertaken by KWAG and has substantially improved the parkland setting.

In the eastern section the grassland is a species-rich calcareous sward. During the summer meadow management and the mowing of informal grass paths helps to establish and maintain a highly attractive parkland character throughout this area. Tree clumps have established on the site of former quarry features.

Shirehampton Park Golf Club

Shirehampton Park Golf Club is an eighteen hole golf course with club house and car parking accessed from Shirehampton Road adjacent to Shirehampton Lodge. The club have leased the land from the National Trust since 1922.

Most of the golf course grasslands have been intensively managed and have low nature conservation value. There are small areas of herb-rich grassland, scrub and secondary woodland scattered around the edges. At the centre of the site is the Longcombe; a dry valley with semi-natural woodland slopes running west-east then turning south-east towards the

References

- 1 Penpole Wood and Quarry SNCI Audit 2006)
- 2 Nicholas Pearson Associates (1994)
- 3 National trust: Shirehampton Park Property Management Plan (2005)
- 4 Wessex Ecological Consulting, Ecological Report for National Trust (2002)
- 5 Three Acre Covert and Portway Gardens SNCI Audit (2006)

Portway. Conger Hill, a knoll of densely tangled, mixed woodland scrub stands at the eastern end of the Long Combe. Three veteran oak trees survive in the east and west of the site.

Over recent decades the golf course landscape has been subject to amenity tree and shrub planting alongside the golf fairways. The selection of non-native ornamental species gives the golf course a suburban feel in contrast to its historic parkland character.

The golf course is crossed by two public rights of way (PROW), and whilst these are signposted at the boundaries their routes are not easily legible as they cross the golf course. There are fine elevated views across the horseshoe bend of the River Avon from the southern PROW although the chainlink fence boundary is inappropriately utilitarian in appearance. The second PROW passes close to the Conger Hill feature.

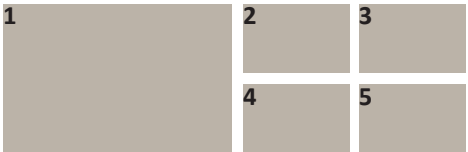
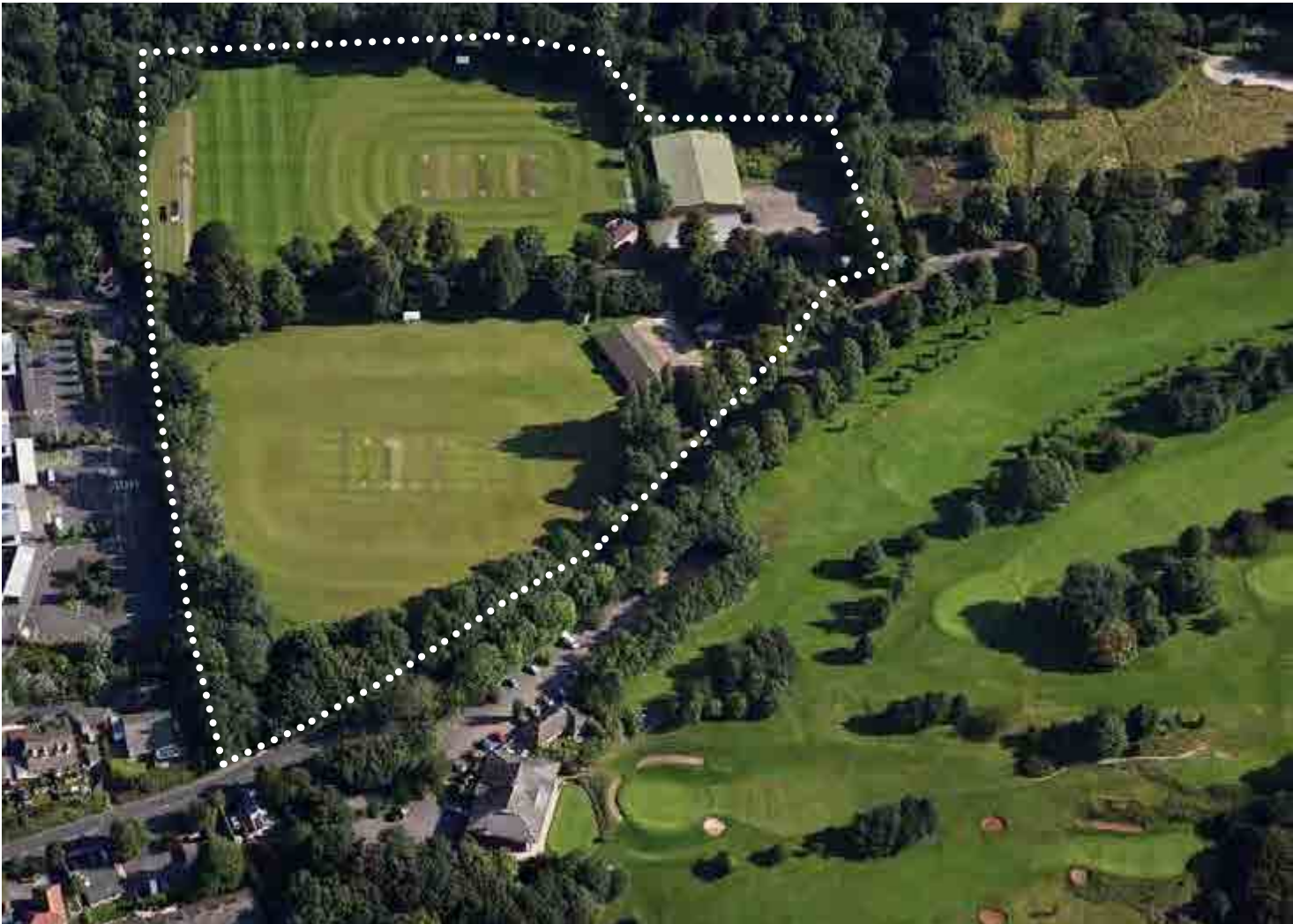
A maintenance shed building within the Long Combe conceals a rectangular pond feature shown on the historic map series.

Crab Tree Slip and Three Acre Covert

Between the A4 Portway and the railway line, Crab Tree Slip is a small semi-natural, species rich woodland with two outlying areas of herb-rich grassland. The site is publicly accessible although use is limited by the heavily trafficked Portway. Three Acre Covert at Sylvan Way includes a semi-improved neutral grassland enclosed by native hedgerow along the highway and broadleaved scrub woodland behind.

4. Kings Weston Today

The Little Park:
Penpole Lane



1 Aerial view of Penpole Lane ©ASABlom2010



2 Penpole Lane with Twyford House Cricket Club clubhouse visible beyond (2012)



3 Karakal warehouse from Penpole Lane (2012)



4 Twyford House Cricket Club clubhouse from Penpole Lane (2012)

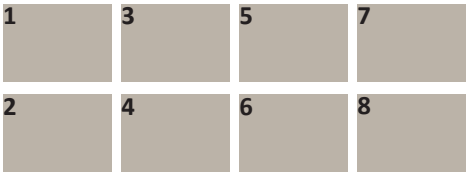


5 Site of the Rush Pool with the Shirehampton Cricket Club clubhouse visible beyond (2012)



4. Kings Weston Today

The Little Park:
Shirehampton Park

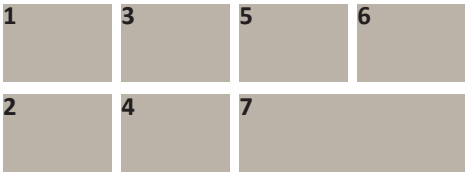


- 1 Shirehampton Road and Penpole Lane junction (2012)
- 2 Shirehampton war memorial at Penpole Lane junction (2012)
- 3 Disused tennis courts (2012)
- 4 Hedgerow boundary (2012)
- 5 Shirehampton Road car park (2012)
- 6 Entrance to Shirehampton Road car park (2012)
- 7 View east along edge of The Walk (2012)
- 8 Vehicle deterrent boulders along Shirehampton Road (2012)



4. Kings Weston Today

The Little Park:
Shirehampton Park



- 1 Shirehampton Road
- 2 View across Shirehampton Road and Shirehampton Golf Club
- 3 Listed boundary stone at the Iron Bridge (2012)
- 4 Junction of Shirehampton Road and Kings Weston Road (2012)
- 5 The Iron Bridge over Kings Weston Road (2012)
- 6 Park Lodge, Shirehampton Road (2012)
- 7 Aerial view of Shirehampton Road junction with Kingsweston Road ©ASABlom2010



4. Kings Weston Today

The Little Park:
Shirehampton Golf Club



- | | | | |
|---|---|---|--|
| 1 | 2 | 3 | 1 Shirehampton Lodge, Shirehampton Road (2012) |
| 4 | 5 | 6 | 2 Public Right of Way entrance at Shirehampton Road (2012) |
| | | | 3 Aerial view of the Longcombe and A4 Portway © ASA Blom 2010 |
| | | | 4 Amenity planting between fairways (2012) |
| | | | 5 View east along the Longcombe (2012) |
| | | | 6 The Horseshoe Bend - view across the River Avon from the PROW (2012) |

4. Kings Weston Today

- 1
- 2
- 1

Aerial view of Crab Tree Slip and the River Avon
©ASABlom2010
- 2

Aerial view of Crab Tree Slip and the Three Acre Covert
©ASABlom2010

The Little Park:
Crab Tree Slip and Three Acre Covert



The Great Park

The Great Park character area covers the land between the Great Terrace at Kings Weston House and Long Cross. It includes the surrounding inter-war housing at Mancroft Avenue and Barrowmead Drive. Whilst the character of this part of the Kings Weston estate has changed beyond recognition within living memory, the area reflects aspects of the parkland layout in the 1720 Halett and 1772 Taylor surveys.

The key surviving open space features within the character are the grassland slope immediately below the house terrace and ‘The Tump’; an outlying knoll within the principal view from Kings Weston House.

Occupying the sloping ground between the terrace and the residential properties at Mancroft Avenue, the grassland bank provides the immediate setting to the north west front of the house. An informal path crosses the bank diagonally from the corner of Kings Weston Lane and Mancroft Avenue gate within the estate rail fence adjacent to the Great Court. The fence was installed in 2000 as part of an earlier phase of minor improvements.



Grassland below the terrace following bramble scrub control (2013)

The original field entrance to the Great Park from Kings Weston Lane survives as a pedestrian entrance to the estate. The boundary with the Mancroft residential properties is formed by an outgrown hawthorn hedge. Severe encroachment by bramble scrub throughout this grassland area over the last fifteen years has recently been addressed (February 2013). It is important that bramble control and grassland management continues.

The Tump is a roughly rectangular site of 3.3Ha of predominantly mature secondary woodland, species rank grassland and bramble scrub. It has some areas of tall herb vegetation and a small area of relict calcareous grassland. The Tump is enclosed by residential housing and the playing field of Kings Weston School. It is publicly accessible from adjoining roads and includes a loose network of informal paths. A relict Wellingtonia tree stump reported in the 1994 Nicholas Pearson report was not evident in 2012.

The other surviving feature of the Great Park is the peripheral belt of trees between Kings Weston Lane and Moor Grove. The belt includes a number of large plane trees dating to around 1775 (1).

The Great Park character area is both setting for the historic house and the interface with the Lawrence Weston local community. The experience of arriving at Kings Weston could be significantly improved for local visitors. Pedestrian entrances at Kings Weston Lane and Mancroft Avenue are narrow and poorly signed with utilitarian entrance detailing.



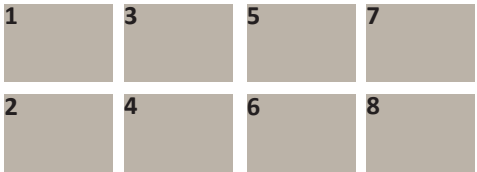
Aerial view of The Tump and meadow below the Great Terrace ©ASA Blom 2010

References

- 1 Nicholas Pearson Associates (1994)
- 2 The Tump SSCI Audit Report (2006)
- 3 Penpole Wood and Quarry SSCI Audit (2006)

4. Kings Weston Today

The Great Park



- 1 Kings Weston House viewed from below the terrace (2012)
- 2 Pedestrian entrance at Kings Weston Lane (2012)
- 3 Bramble scrub below the terrace prior to management (2012)
- 4 The Home Farm, Kings Weston Lane (2012)
- 5 Pedestrian entrance to Penpole Wood at Mancroft Avenue (2012)
- 6 View of Kings Weston house from Sadlier Close (2012)
- 7 Pedestrian entrance from Sadlier Close at the Tump (2012)
- 8 The Tump summit at Sadlier Close (2012)



Stable Block and Gardens

Accessed from Napier Miles Road the Stable Block and Gardens character area is defined by the presence and distinctive layout of the Mylne designed stable block. This in turn is mirrored by the pond and lodges in the adjacent House in the Garden character area.

During the tenure of Avon and Somerset Constabulary the stable block was used for office and residential use, and received limited repair and restoration. An application for conversion and extension of the existing building and change of use from office to 14 new townhouses and apartments was granted in 2008 but was not developed. In July 2013 permission was granted for conversion and extension to 10 dwellings (application 13/01051/F).

To the north and south of the stable block, lying behind tall, rubble stone boundary walls, are two areas of former stable garden/ yard. Unmanaged, these have developed to a dense woodland scrub habitat with a ground flora of ivy and periwinkle. The southern compartment contains the layout and remains of the Mylne hothouse and the ice house. Yews within this area date to c1850 (1) . The ice house is a building

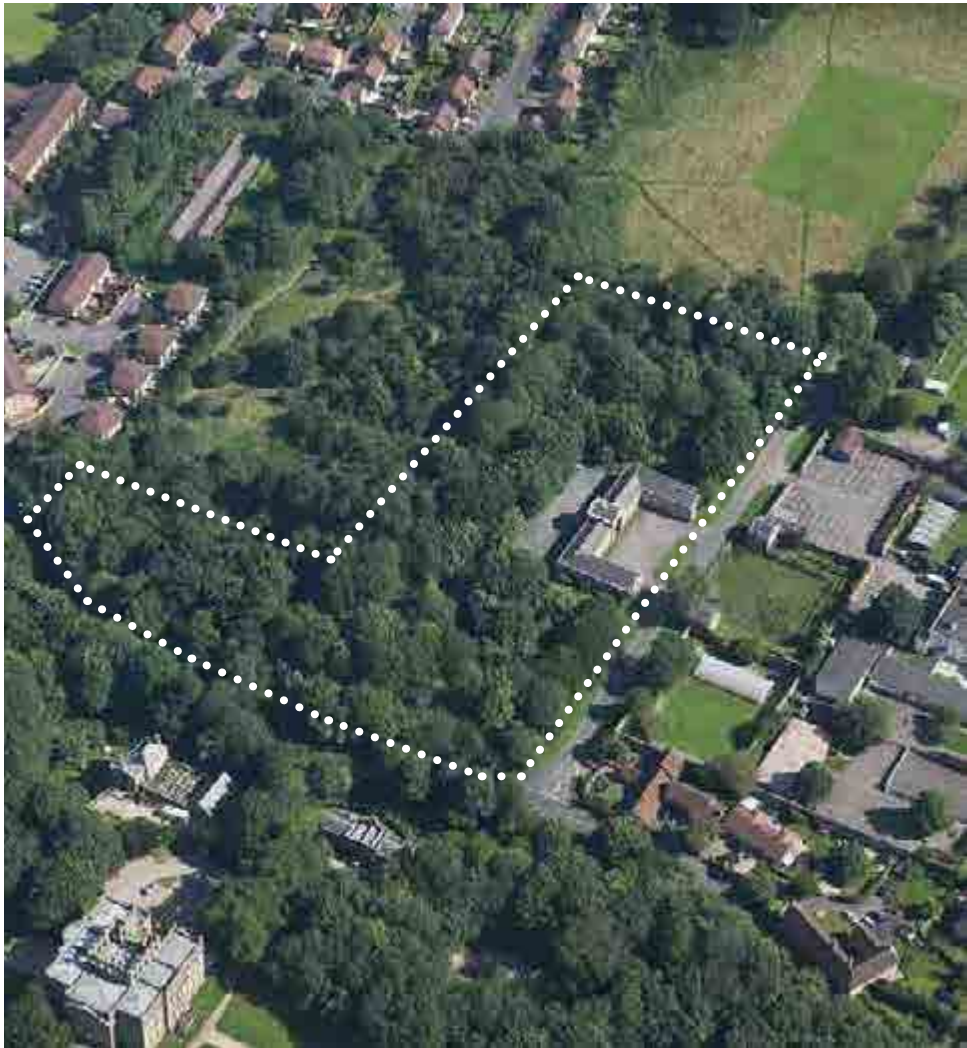
at risk, surviving in a poor condition fenced against vandalism and risk to the public.

In the northern compartment standing remains of structures can be seen heavily overgrown with ivy. These are likely to relate to functional/ domestic estate yard uses around the late 19C/ early 20C.

The garden walls along the Napier Miles Road frontage remain neglected and are in need of serious review and repair.

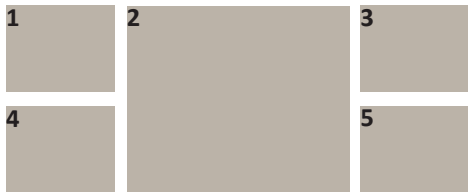
References

- 1 Nicholas Pearson Associates (1994)
- 2 Thirty Acre Wood SSCI Audit (2006)



Aerial view of the Stable Block © ASA Blom 2010

Stable Block and Gardens



- 1 The Ice House (2012)
- 2 The Mylne Stable Block (2012)
- 3 Walls and gate piers forming entrance to stable block gardens (2012)
- 4 Remains of the Mylne designed hothouse (2012)
- 5 Standing remains of structures within the stable block gardens (2012)



The House in the Garden

The former kitchen garden complex, dating to around 1765, is now used by Bristol City Council as the grounds for Kingsweston School.

The 1938 House on the Grounds, built on the death of Philip Napier Miles for his widow, occupies the centre of the site and operates as the main school building. Associated school buildings and playgrounds have been constructed within the adjoining kitchen garden spaces. The single storey forms ensure that many of the school buildings remain at or below the height of the surviving walls; helping to maintain the kitchen garden character and appearance from the surrounding areas.

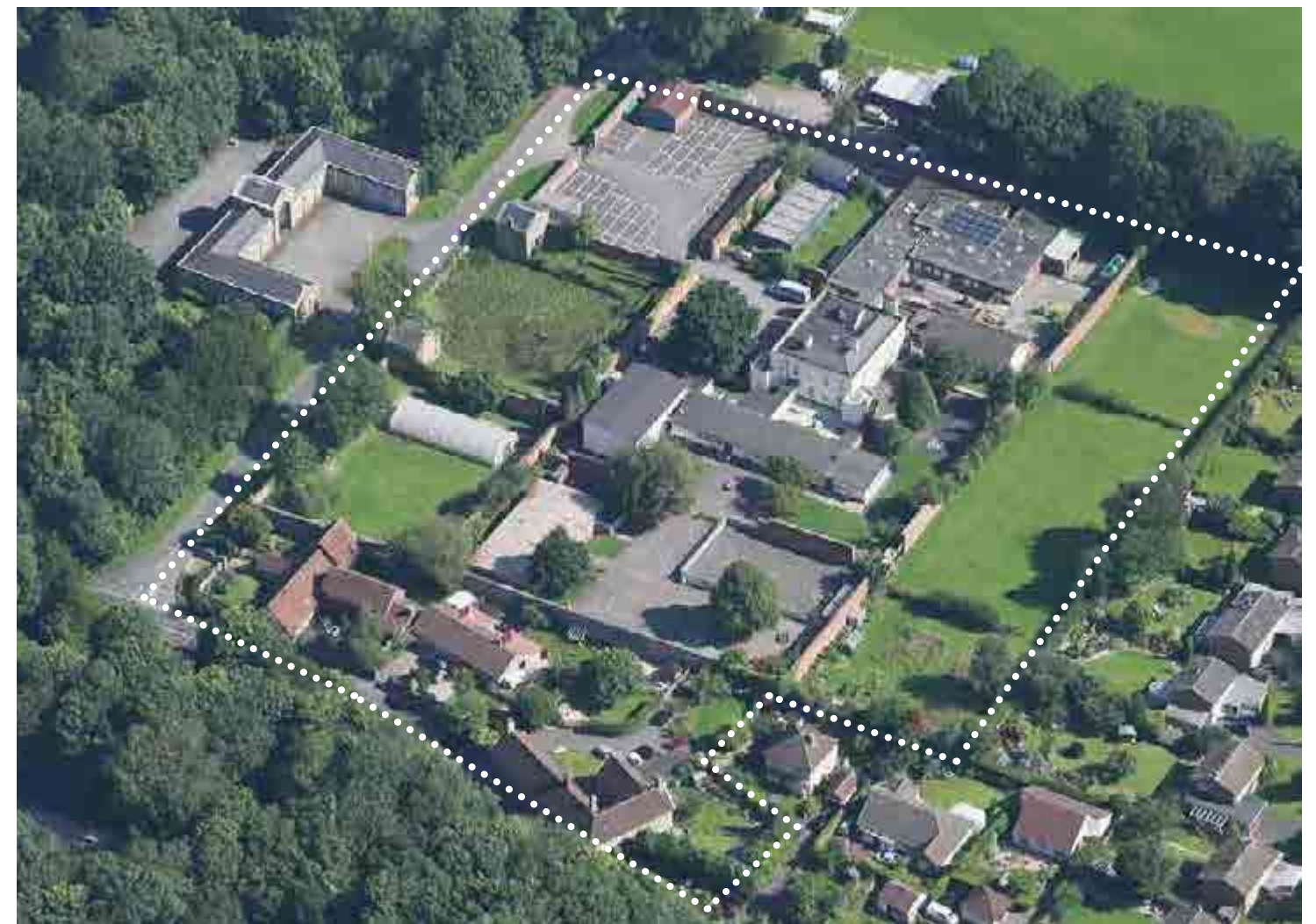
Kingsweston School provides for children with special educational needs. The school encourages horticultural and outdoor based learning within the curriculum. This has helped to ensure that three compartments, including the pond, survive undeveloped as distinct garden spaces and maintains a strong school association with the original historic landscape function.

The two Mylne lodge buildings either side of the pond are in poor condition. Their size and internal form mean that use by the school has been limited. The school is currently considering improved use of the west lodge as a horticultural classroom resource. Other viable uses should also be considered to bring the Lodges back into a repaired and restored condition.

Kings Weston Lane is characterised by the groups of limestone rubble former estate cottages still in residential use. The lane is narrow and twisting, with building walls at the highway edge, and only a single pedestrian footway against the estate boundary wall. High vehicle speeds and poor forward visibility particularly at the junction of Napier Miles Road and the Home Lodge drive, means that the quality of pedestrian experience is low.

References

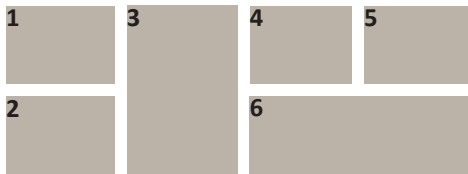
- 1 Nicholas Pearson Associates (1994)



Aerial view of the House in the Garden character area ©ASA Blom 2010

4. Kings Weston Today

The House in the Garden



- 1 The 1938 House in the Garden (2012)
- 2 Entrance gates at Napier Miles Lane (2012)
- 3 Archway within the kitchen garden walls (2012)
- 4 Kitchen garden buildings within car park area (2012)
- 5 Historic kitchen garden enclosure (2012)
- 6 School buildings enclosed within the historic kitchen garden walls (2012)

4. Kings Weston Today

The House in the Garden



- 1 The Mylne designed Pond, Lodges and Stable Block (2012)
- 2 The Pond and East Lodge from Napier Miles Road (2012)
- 3 The Pond and West Lodge (2012)
- 4 View along Napier Miles towards the Home Lodge (2012)
- 5 The Old Fives Court, Kings Weston Lane (2012)
- 6 Napier Cottages Kings Weston Lane
- 7 4-8 Kings Weston Lane (2012)



4. Kings Weston Today

Napier Miles Park

The Napier Miles Park character area is divided by Napier Miles Road which runs from Kingsweston Road to the Home Lodge. The road has an attractive rural character and in places is lined with remnant estate rail fencing possibly dating to the 19th century.

Henbury Lodge, a private residential property dating to c1820-1840, marks the junction of Napier Miles Road and Kingsweston Road.

Enclosed by broadleaved woodland and trees on three sides, the area to the east of Napier Miles Road is a sports ground leased by Kingsweston Sports and Social Club from Bristol City Council. The club facilities have been vandalised in recent years and they currently use an ad-hoc range of shipping containers and portacabins along the southern boundary as a club house.

The land to the west of Napier Miles Road is rough grassland, informal open space. It is partially enclosed by woodland on the north and southern boundaries.

The gates and railings at the entrance to both sides of Napier Miles Road are unattractive and utilitarian in appearance and adversely affect the character and appearance of the road.

There are wide views across the Severnside area towards the Bristol Channel with the Welsh hills visible beyond.

References

- 1 Nicholas Pearson Associates (1994)
- 2 Thirty Acre Wood SSCI Audit (2006)

1

2

3

1 Henbury Lodge (2012)

2 Kingsweston Sports and Social Club (2012)

3 Aerial view of Napier Miles Park character area ©ASA Blom 2010



Kings Weston Down

An elevated limestone ridge, Kings Weston Down forms the highest part of the Kings Weston estate, extending from Kings Weston Inn at Kings Weston Road through to Blaise Castle. It is bounded on the north west side by Kingsweston Road and on the south east side, by Sea Mills residential properties.

The ridgeline summit is a wide band of grassland extending the length of the ridge, and includes extensive areas of unimproved calcareous grassland habitat and scattered scrub. The open summit is enclosed on the east and west sides by the wooded flanks of the ridge.

The historic evidence suggests that Kings Weston Down was open and unwooded until c1820 but by 1841 mixed woodland had been extensively planted on the ridge slopes between Blaise to Kings Weston. The style of planting and the presence of a carriage drive circuit is evidence of a Picturesque design phase coinciding with the similar design characteristics at the adjacent Blaise estate.

The ridge is vulnerable to the loss of calcareous grassland habitat and the loss of key historic views due to the encroachment of scrub and the woodland edges.

The Down is public open space within the ownership of Bristol City Council and is well used by local walkers and horse riders. Recent monolithic signage installed c2003 as part of the Blaise HLF project is out of context with the natural setting.



Aerial plan view of Kings Weston Down character area ©ASA Blom 2010

The earthwork remains of the prehistoric barrows, enclosures and hill fort contribute to the landscape character of the ridge. Kings Weston Inn, its neighbouring cottages, and the Iron Bridge cutting are defining and characterful features of the southern section. The presence of the transmitter and the galvanized palisade fencing around the quarry visually detract from the distinctive ‘natural’ character.

Views of the ridge and wooded slopes are a key defining feature of the Sea Mills Garden suburb. Historically famous views from kingsweston hill looking avoer Kings Weston house and the River Severn have been lost through growth of woodland scrub.

References

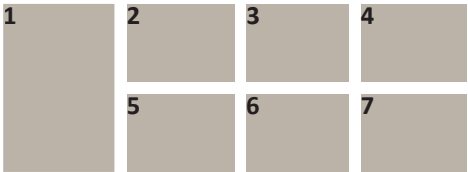
- 1 Nicholas Pearson Associates (1994)
- 2 Blaise Castle Estate SSCI Audit (2006)



Aerial view of Kings Weston Inn and the Iron Bridge ©ASA Blom 2010

4. Kings Weston Today

Kings Weston Down



- 1 Aerial view of Kings Weston Inn and the Iron Bridge ©ASA Blom 2010
- 2 Inn Cottages adjacent to Kings Weston Inn (2012)
- 3 Kings Weston Inn (2012)
- 4 Kings Weston Down (2012)
- 5 Retaining wall adjacent to the Iron Bridge (2012)
- 6 Entrance to Kings Weston Down at Kings Weston Inn (2012)
- 7 The summit of Kings Weston Down (2012)



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