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Statement of Significance



Understanding Significance

Understanding the Fabric and Evolution of the Place

The development and evolution of Kings Weston over time to the present day has been set out in Sections 2 and 3 of this plan. The current condition of the twelve composite character areas is summarised in Section 4: Kings Weston Today. The status of the individual place elements of historic fabric are recorded within the Appendix B: Gazetteer.

Heritage Values and Significance

The conservation principle of ‘Significance’, the sum of the cultural and natural heritage values of a historic place, underpins modern conservation policy and practice. It provides a framework for understanding and comparing different values that have established in a given place through time.

Recent publications by English Heritage and the Heritage Lottery Fund set out the current thinking on what is significant and how it is to be described. These documents promote four key categories of heritage value:

- The site as a source of evidence or knowledge (*evidential*)
- The site as a link to the past, the people who shaped it and a means of learning about it (*historic*)
- The site as a source of sensory or intellectual stimulation, designed or incidental (*aesthetic*)
- The site as an embodiment of social or spiritual values (*communal*)

For landscape sites such as Kings Weston a further category of *natural* value should also be considered to encompass ecological, geological and arboricultural values.

Within the five value categories the different levels of importance inevitably require judgements about their relative significance. Kings Weston exhibits a complex set of heritage values and levels of significance across the twelve character areas and their component features.

This study takes a broad approach to ranking Kings Weston’s significance based on the heritage values, any formal designation status and survey information available at the time of assessment. The following significance ratings are used:

A+	Exceptional	(international)
A	Exceptional	(national - UK)
B	Considerable	(regional - West of England)
C	Some	(local - Bristol)
D	Little or no importance	
INT	Intrusive or damaging	

This approach supports future decision-making about the prioritisation and approach to management of historic fabric at Kings Weston. However, it is recognised that direct comparison across different heritage values can be problematic. For example part of site may only be of limited historic interest but exceptional communal value to the local community.

Who Values Kings Weston and Why Do They Do So?

The Kings Weston estate is valued by different communities and organisations at different scales.

Kings Weston’s inclusion on the English Heritage Register of Parks and Gardens of Special Historic Interest, and the presence of 19 listed buildings, reflects acknowledges the importance at both the regional and national level.

At the city scale, Kings Weston’s prominent landscape ridge is widely visible in views across north and west Bristol. It is a valued, publicly accessible heritage estate and Site of Nature Conservation, and has a key role in the history of Bristol. For Bristol City Council and The National Trust it forms part of their portfolio of assets and visitor destinations

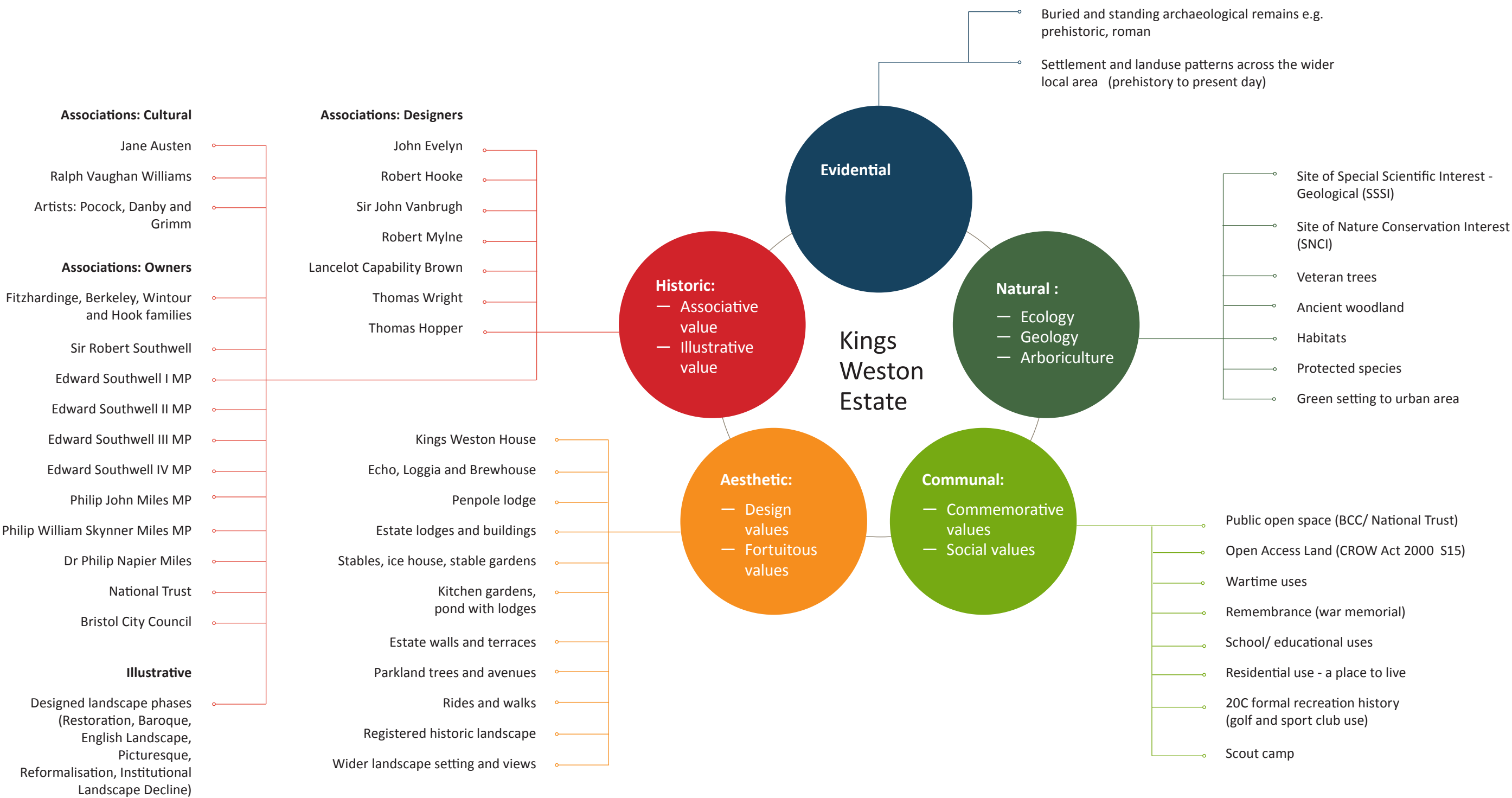
The adjoining local communities of Avonmouth, Henbury, Lawrence Weston, Sea Mills and Shirehampton value the estate both as a local greenspace to visit, and as the landscape setting to their urban neighbourhoods. They value Kings Weston’s quiet, contemplative landscape character which is subtly distinctive from that of the adjoining Blaise landscape. Aspects of the estate’s 20C history are still within the living memory of local people. The cafe at the main house is a popular facility for local people.

Kings Weston is valued as a home by residents living within the historic buildings and lodges within the estate. This includes Norman Routledge who, as the new owner, values the opportunity to live in Kings Weston House.

Kingsweston School value the grounds of the kitchen garden complex as a safe, nurturing environment for their children. The members of Kings Weston’s golf, football and cricket clubs value the social and recreational facilities that the estate grounds accommodate.

For a number of stakeholders the landscape setting is valued as a business enterprise with the potential to provide revenue. This includes the use of Kings Weston House for events and conferences, Shirehampton Golf Club’s revenue through membership fees, and developer plans to extend business/ industrial use of the land surrounding the Karakal warehouse.

Kings Weston’s Heritage Values



Historic Values

English Heritage’s ‘Conservation Principles, Policies and Guidance’ (2008) states that:

- *historic* value derives from the ways in which past people, events and aspects of life can be connected through a place to the present
- *historic* value tends to be *illustrative* or *associative*

Historic Associative Values

Kings Weston has significant historic association with a number of important people; the estate’s owners, their designers, and others who visited or acknowledged its special value.

Between circa 1086 and 1937 Kings Weston was sold and inherited through successive generations of six notable families:

- Fitzhardinge, Berkeley, Wintour and Hook families
- Sir Robert Southwell (Secretary of State for Ireland)
- Edward Southwell I (MP, Secretary of State Ireland)
- Edward Southwell II (MP, Secretary of State Ireland)
- Edward Southwell III (MP)
- Edward Southwell IV (MP)
- Philip John Miles (MP)
- Philip William Skynner Miles (MP)
- Dr Philip Napier Miles (philanthropist, composer)

The most significant ownership in terms of estate development and change being the Southwell and Miles families. Each generation was responsible for commissioning different phases of design activity within the Kings Weston landscape.

Kings Weston is associated with seven nationally important architects, landscape designers and writers, whose involvement has influenced the form and layout of the landscape estate either directly or indirectly:

- John Evelyn (natural philosopher)
- Sir Robert Hooke (natural philosopher)
- Sir John Vanbrugh (architect)
- Robert Mylne (architect)
- Lancelot ‘Capability’ Brown (landscape designer)
- Thomas Wright (landscape designer/ architect)
- Thomas Hopper (architect)

From the mid 18th century the Kings Weston landscape was widely known and admired, and was visited by a number of important people, or has featured in their work, including:

- Jane Austen (writer)
- Sir Ralph Vaughan Williams (composer)
- John Wesley (theologian)
- artists including Nicholas Pocock, Francis Danby and Samuel Grimm

Historic Illustrative Values

The historic evidence highlights seven distinct designed landscape phases at Kings Weston since 1660:

- 1 Formal Restoration Landscape (c1660-1702)
- 2 Baroque Landscape (c1709-1730)
- 3 English Landscape (c1750-1799)
- 4 Picturesque Landscape (c1799-1840)
- 5 Landscape Re-formalisation (c1850-1920)
- 6 Philanthropy & Recreation (c1900-1930)
- 7 Institutional Landscape Decline (c1937-present)

The Kings Weston design phases are both illustrative of more widely acknowledged periods of English designed landscape history, and representative of key owner/ designer associations. The designed landscape is a direct expression of the wealth, status and aspirations of its owners, in response to the wider cultural fashions and political contexts of any given period.

Combined Value

The various associations of notable owners and designers are all part of the Kings Weston history. However, it is Sir John Vanbrugh’s commission by Edward Southwell I that is considered to be of the highest significance. Vanbrugh is widely considered one of the greatest British architects of the 18C. The survival of four, grade I listed, Vanbrugh buildings at the core of the designed landscape is of major importance,. This significance is further enhanced by the collected Kings Weston Book of Drawings.

The association of Sir Robert Southwell with the notable figures of John Evelyn and Robert Hook is also highly significant. The framework of Sir Robert’s formal restoration landscape survives heavily adapted by the subsequent landscape phases.

The involvement of Robert Mylne, Capability Brown and Thomas Wright in Edward Southwell III’s improvements is also significant, despite uncertainty about the extent of Brown and Wright’s contribution. It is the English Landscape phase however that predominantly survives and provides the Claudian setting to Vanbrugh’s buildings.

Kings Weston’s illustrative value also lies in the surviving phased layers, each successively accommodating, adapting or removing elements of the designed landscape.

Owner	Notable Designer(s)	Designed Landscape Phase
Sir Robert Southwell	John Evelyn and Robert Hook	Formal Restoration
Edward Southwell I	Sir John Vanbrugh	Baroque
Edward Southwell II	-	
Edward Southwell III	Robert Mylne Capability Brown Thomas Wright	English Landscape
Edward Southwell IV	-	Picturesque
Philip John Miles	-	Picturesque
Philip William Skynner Miles	Thomas Hopper	Reformalisation
Philip Napier Miles	-	Philanthropy & Recreation
Bristol City Council	-	Institutional decline

Aesthetic Values

English Heritage’s ‘Conservation Principles, Policies and Guidance’ (2008) states that:

- *design* value relates to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole
- *aesthetic* value derives from the ways in which people draw sensory and intellectual stimulation from a place
- some aesthetic values are not substantially the product of formal design, but develop more or less *fortuitously* over time, as the result of a succession of responses within a cultural framework

Design Value

The design value of Kings Weston’s landscape and buildings is recognised at a national level through their inclusion on the National Heritage List for England. Kings Weston House, the Loggia, Brewhouse and Echo are Grade I listed buildings, and the estate includes a further 17 listed buildings and structures. The landscape is Grade II on the Register of Parks and Gardens of Special Historic Interest

Kings Weston’s design value is evident in the registered historic landscape as a whole, and within its character areas and individual components.

It is the deliberate and collective siting, layout, form, materials and details of the built and natural components, within a complex topographic landscape, that establishes Kings Weston’s unique and significant design value.

Vanbrugh’s design for Kings Weston house was a direct response to the landscape setting. The purpose of the arcaded roofline was twofold; it ensured that the relatively compact house could be seen as a landmark building on the ridge, and provided a viewing terrace from which to admire the designed landscape and the wider views. The distinctive form of Kings Weston House is enhanced by the presence of the other three Vanbrugh estate buildings; each demonstrating a different design response and language.

The adaptation of existing woodlands, and the extensive planting of avenues and plantations, were deliberate design expressions by successive owners; each seeking to make their mark, and to adapt the estate to their own needs and aspirations.

Aesthetic Value

The aesthetic values of the Kings Weston landscape have long been recognised by owners, visitors and artists. Historically, before suburban and industrial expansion, people visited Kings Weston to admire the views across the Severn Estuary and the River Avon. This is clear from the rich archive of paintings and literature describing the estate within its landscape setting.

Many of these aesthetic values survive despite the surrounding urbanisation of the estate’s original landscape context. Whilst the industrial and suburban expansion of the 20th century cannot be realistically reversed it is important that future development within the area considers and, where appropriate, mitigates the physical and visual effect on the views from the Kings Weston designated landscape.

Today the green ridge is visually prominent across much of north and west Bristol and contributes to the green setting of the surrounding neighbourhoods.

Evidential, Communal and Natural Values

Evidential Value

English Heritage’s ‘Conservation Principles, Policies and Guidance’ (2008) states that:

- evidential value derives from the potential of a place to yield evidence about past human activity
- physical remains of past human activity are the primary source of evidence and evolution of places, and of the people and cultures that made them
- age can be a strong indicator of relative evidential value
- evidential value derives from the physical remains or genetic lines that have been inherited from the past
- the ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal and replacement

At Kings Weston there is significant evidential value in the settlement, agricultural, industrial and recreational landuse patterns, within and around the estate, from pre-history to the modern day. The surviving physical landscape, together with the historic map record, provides evidence of the phased adaptation of a designed historic landscape.

Archaeological remains from the late bronze age, iron age and Roman periods provide important evidence of early settlement and farming patterns within the Bristol region.

Communal Value

English Heritage’s ‘Conservation Principles, Policies and Guidance’ (2008) states that:

- *communal* value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
- *commemorative* and *symbolic* values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it
- *social* value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence

Kings Weston has a rich history of communal, social, commemorative and symbolic value. As a major, locally accessible open space Kings Weston has social value for the Bristol neighbourhoods that surround it.

The setting of Kingsweston School, sited within the former kitchen gardens, has communal value for children and their families as providing a special place for their specific educational needs. The use of Kings Weston for educational and scouting purposes during the 1950s and 1960s means that it resides in the collective and communal memories of many local people.

The use of the estate during World War I and II, and the siting of the war memorial at Shirehampton Road means there is commemorative value for local people. The remains of wartime buildings along The Walk reflect this value although they are intrusive and damaging to the 18C landscape.

Natural Value

Kings Weston’s natural value is recognised at the local/ city scale through its status as a Site of Nature Conservation Interest (SNCI). The estate forms part of the following individual SNCI designations:

- Penpole Wood and Quarry SNCI
- Shirehampton Golf Course and Park SNCI
- River Avon SNCI
- The Tump SNCI
- Three Acre Covert and Portway Gardens SNCI
- Blaise Caste Estate SNCI
- Thirty Acre Wood SNCI

The lower slopes of Penpole Wood are designated as Ancient Semi Natural Woodland (ASNW). Natural England define this as:

‘land that has had a continuous woodland cover since at least 1600 AD, and which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally’

Ancient woodlands are particularly important because they are exceptionally rich in wildlife, including many rare species and habitats; are an integral part of England’s historic landscapes; and act as reservoirs from which wildlife can spread into new woodlands.

A number of trees within the estate are valued for being ‘veteran trees’. Veteran trees are usually in the second or mature stage of their life and have important wildlife and habitat features including hollowing or associated decay, fungi, holes, wounds and large dead branches. There is a need for further, more detailed assessment of the woodlands to identify additional veterans.

The estate provides habitat for many different protected species including bats and badgers.

An area of land to the south of the Portway and adjacent to the Crab Tree Slip character area is defined as a geological Site of Special Scientific Interest (SSSi) and as such is valued as being of national significance.

5. Statement of Significance

Levels of Significance

Rating	Name	Interest
A+	Exceptional +	International
A	Exceptional	National (UK)
B	Considerable	Regional (West of England)
C	Some	Local (Bristol)
D	Little or none	
Int	Intrusive or damaging	

Refer to Gazetteer (Appendix B) for details of individual place features

Ref	Place Feature	Significance
HG1	Kings Weston House	A+
HG2	Brewhouse	A+
HG3	Brewhouse Gatepost	B
HG4	Loggia & Banqueting House	A+
HG5	Home Lodge and gateway	B
HG6	SW front (site of Great Court)	A
HG7	NW front (The Terrace)	A
HG8	SE front (site of first parterre)	A
HG9	Woodland car park	D
HG10	NE front (main car park)	A
HG11	QEH School Building	Int
HP1	Principal avenue	A
HP2	Carriage drive	A
HP3	Fence stone	B
HP4	Stone balustrade remains	C
HP5	Fire pond	C
EW1	Echo Walk	A
EW2	The Echo	A+
EW3	Echo Ponds	D
EW4	The Terras	A
EW5	Boundary Wall	B
EW6	18C Walk	B

Ref	Place Feature	Significance
WA1	The Eastern Walk	B
WA2	The Circle	B
WA3	Boundary bank and ditch	B
WA4	The Western Walk	B
WA5	Wartime remains	C
PW1	Paths and rides	B
PW2	Penpole Lodge	A
PW3	Wood Lodge (Penpole Lane)	B
PW4	Site of estate cottages	C
PW5	Site of quarry garden	A
PW6	The lime circle	A
PW7	Estate wall	B
PW8	Ruined building	D
PW9	Stone seat feature(s)	B
PP1	Penpole Dial	A
PP2	Trig Point	D
PP3	Penpole quarries (north side)	C
PP4	Penpole quarries (south side)	C
LP1	Shirehampton Lodge	A
LP2	Park Lodge	B
LP3	Shirehampton Park	B

Ref	Place Feature	Significance
LP4	Shirehampton Golf Club grounds	C
LP5	Shirehampton CC grounds	C
LP6	Twyford House CC grounds	C
LP7	Karakal warehouse	Int
LP8	War Memorial	C
LP9	Disused tennis courts	Int
LP10	Rush Pool	C
LP11	Boundary marker stone	C
LP12	Milestone	C
LP13	Crab Tree Slip	C
LP14	Three Acre Covert	C
LP15	Longcombe & Conger Hill	B
LP16	Groundskeepers depot	Int
LP17	Shirehampton Road highway	Int
GP1	The Tump	B
GP2	The Terrace Meadow	B
GP3	Home Farmhouse	B
SB1	Stable Block	A (A group)
SB2	Ice House	B (A group)
SB3	Stable Garden - Site of Mylne hot house	B (A group)

Ref	Place Feature	Significance
SB4	Gas lamp columns	C
SB5	Woodland yard	C
HS1	Pond	A
HS2	Pond Lodges	A
HS3	Bewys Cross	B
HS4	Garden walls	A
HS5	The House in the Garden	B
HS6	Napier Cottages	B
HS7	Old Fives Court	C
HS8	4-8 Kings Weston Lane	B
HS9	Kings Weston Lane highway	Int
NM1	Henbury Lodge	C
NM2	Thirty Acre Wood	B
NM3	Playing Fields	D
KW1	Kings Weston Inn	B
KW2	Iron Bridge & Cutting	B
KW3	Kings Weston Down	B
KW4	Carriage Rides	B
KW5	TV Transmitter	Int
KW6	Quarry on SE side	Int

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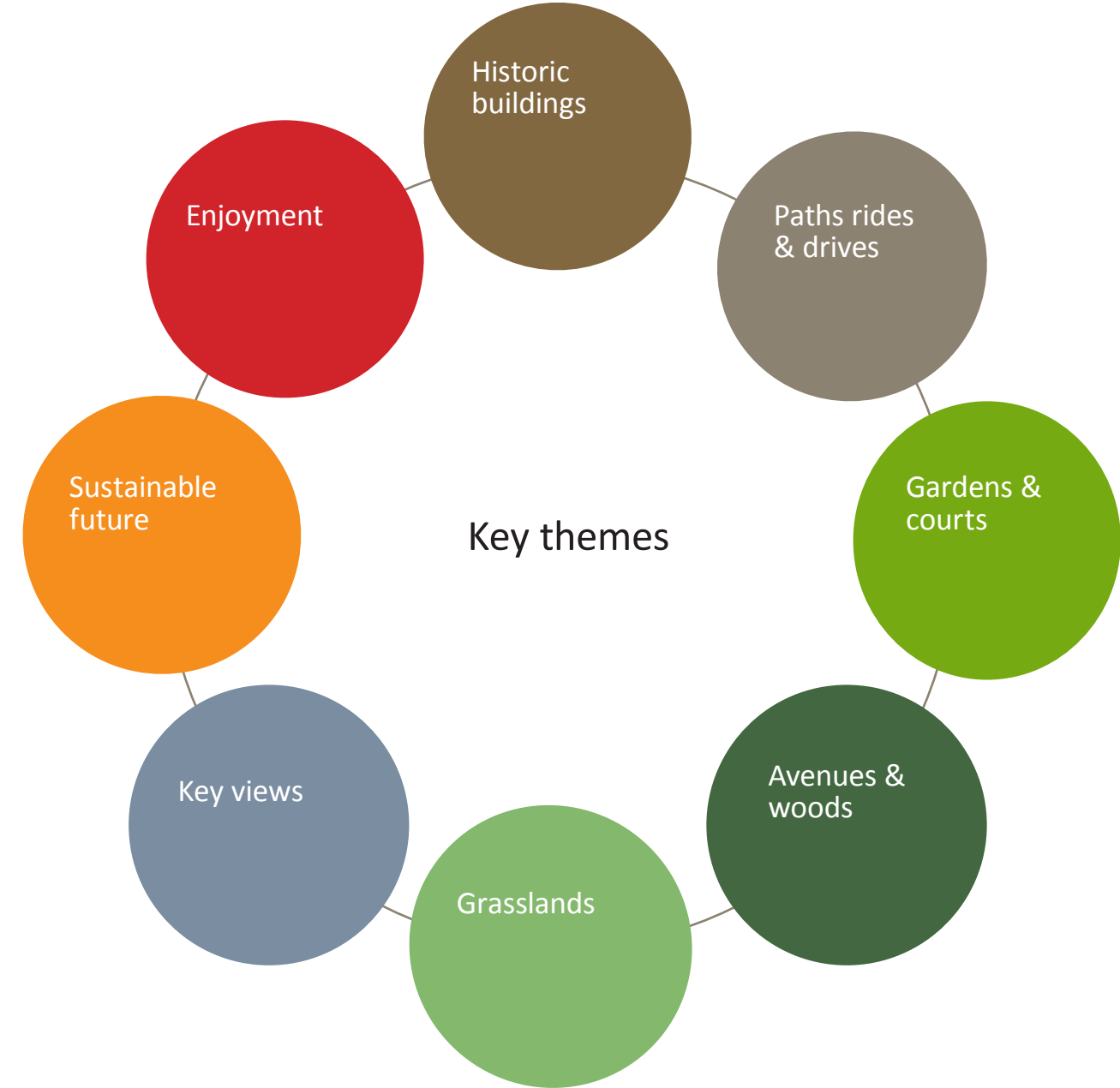
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Conservation Management Policies



Photo: Kings Weston Action Group©

Conservation Themes and Policies



Conservation Themes

Before defining the conservation management policy recommendations it is useful to consider eight underlying themes as an expression of the Kings Weston landscape. These themes provide the basis for considering the key strengths, opportunities and vulnerabilities of the estate.

- 1 Historic buildings
- 2 Paths, rides and drives
- 3 Gardens & courts
- 4 Avenues and woods
- 5 Grasslands
- 6 Key views
- 7 Enjoyment
- 8 Sustainable future

Conservation Policies and Priorities

The conservation policies for managing Kings Weston’s historic significance are developed through understanding the history (Sections 2 and 3), the present condition (Section 4), the Statement of Significance (Section 5) and the eight key themes. The recommended conservation management policies are defined at three scales:

- a Estate wide policies and approaches
- b Character area policies
- c Specific policies for individual features

The priority of works and the timescale within which they should be undertaken are defined as follows:

- 1: high priority - next 5 years
- 2: medium priority - within 5-10 years
- 3: lower priority - 10-25 years

Conservation Themes

Theme 1: Historic Buildings

The survival of the four Vanbrugh buildings at the heart of the estate are of the highest significance; providing the context within which all of the wider conservation recommendations are set. Kings Weston is one of the most complete collections of Vanbrugh buildings in the UK. Bristol is the only city outside of London to possess a building by Vanbrugh. The collection of Vanbrugh buildings, augmented by the complete survival of the Mylne gardens and stable complex has considerable significance and capital as a heritage and tourism asset.

Since the 1994 Nicholas Pearson report the buildings have been transferred into various leasehold and freehold arrangements, and have received varying degrees of repair, restoration and maintenance. This has come at a price; the loss of opportunities to recover shared historic setting, coupled with increasingly inappropriate landscape expression around the buildings e.g. poor quality car parking arrangements, visually intrusive CCTV columns/ access controls/ signage, and inappropriate domestic boundary detailing.

Until its demolition Penpole Lodge was such a key landmark within the estate landscape that the long term objective should be for full reconstruction, subject to viable use and funding.

Theme 2: Paths, Rides & Drives

With their associated avenue planting these have always been key landscape features of the historic estate, and the principal way in which visitors have toured the grounds.

Where possible, and subject to practical requirements arising from the level/type of use and erosion control, the historic paths, rides and drives should be conserved as gravelled surfaces. Opportunities to restore and enhance lost historic paths should be considered. The historic path alignments, particularly those in Penpole Wood, require survey prior to hand clearance of soil and leaf litter build up, and the re-laying of self binding gravel type materials.

The carriage drive between Shirehampton Road and Kings Weston House is an important feature of the Great Avenue and should be restored as a pedestrian route allowing for some limited, controlled vehicular use for ceremonies and events. The visitor parking facilities at the Shirehampton Road end should be provided in a new, low key car park alongside.

A general approach to de-cluttering should be undertaken and maintained for the removal of traffic management boulders, logs, poor quality signage etc. A major opportunity also lies in the re-characterisation of the adopted highway corridors of Shirehampton Road, Penpole Lane, Kingsweston Road and Kings Weston Lane. Appropriate traffic management detailing, particularly to the front of the Estate lodges, would help to reduce traffic speeds and signal entry to a historic parkland estate.

Theme 3: Gardens & Courts

The garden and former courtyard spaces around Kings Weston House provide the setting to the Vanbrugh buildings. The 18C framework survives but has been degraded through 19C planting, 20C development (the QEH building), and poor vegetation management and maintenance. Collectively, these have seriously

compromised and degraded the historic relationship between the Vanbrugh buildings. Conservation management of these spaces should, where possible, serve to reclaim the original clarity of the historic setting around the main house and with the other Vanbrugh buildings.

Each of the four principal spaces around Kings Weston House requires a separate design approach based on careful assessment and interpretation of the 1712, 1720 and 1772 plans. No one phase of landscape development survives intact; each successive phase has modified and adapted the preceding garden layout. Of the seven phases, it is the Baroque layout of 1720, the Halett plan, that is most significant, survives partly intact, and best represents the formal setting appropriate to Vanbrugh's buildings. Conservation management to this phase need not necessitate the wholesale removal of remnant features from later periods. Significant features from other phases should be actively conserved within the framework.

The garden enclosures either side of the Mylne stable block should, through vegetation management, be repaired and conserved to a simple woodland garden form. This should be appropriate to the setting of the stables as residential conversion with appropriate management and resources to ensure the longer term future of these spaces.

The kitchen gardens are currently used by Kingsweston School and accommodate a range of school buildings and education uses. The School's ethos of outdoor learning fits well with the historic garden spaces. Supporting the school in the repair and conversion of the pond lodges for appropriate school uses would still seem to offer the optimum future. The surviving

historic fabric would benefit from a more detailed conservation management assessment. This would help ensure that appropriate care is assured in the long term, and that conservation work can be integrated within and support the school's curriculum

Theme 4: Avenues & Woods

The management of Kings Weston's woodlands and avenues are key to re-establishing the historic character of the estate. Echo Wood requires significant woodland management to recover the historic visual link between Kings Weston House and The Echo.

The 19C avenue of trees along The Walk, itself a replanting of an earlier 18C avenue, is lost within dense secondary woodland growth. What was once a visually impressive line of parkland trees crowning the ridge line has, between the Echo and Penpole Wood, become a dense belt of trees screening both the topography and the sense of expansive parkland beyond. Restoring The Walk avenue would also help to restore the character of the adjacent Home Park and Shirehampton Park.

Penpole Wood, with its Ancient Woodland and designed features, has a special character and significance. The 1720 Halett plan shows a series of paths and glades or salons, although little more is known about the woodland structure and its management. The 1772 plan suggests a further phase of ornamental design. Management proposals for the wood will require further specialist survey and analysis.

The woodlands along the flanks of Kings Weston Down represent the Picturesque phase of landscape development and help to tie the estate with neighbouring Blaise Castle.

Conservation Themes

Theme 5: Grasslands

The extensive grasslands of the Home Park, Shirehampton Park, Kings Weston Down and Penpole Point require management and maintenance. At the moment this is achieved through mechanical mowing during the growing season. A grazed management regime is desirable to help establish a diverse, close sward. This can be difficult to implement in urban parklands such as Kings Weston. However, as the grazing scheme for the Avon Gorge demonstrates it is possible with careful design and consideration.

The amenity grasslands of the sports clubs are subject to a different set of management objectives. Formal recreation has been a key part of Kings Weston's long history and should continue. However, where appropriate, sports ground maintenance should recognise and enhance both the natural and designed histories of the landscape.

Theme 6: Key Views

Kings Weston's layout is marked by the series of designed views to and from the main house and the associated garden buildings. Its position straddling the great limestone ridge offered panoramic views across the Severn Estuary and the River Avon. Furthermore, the design of the house, and the distinctive layout of avenues and terraces, ensured that the estate was visible across a wide area. Key views within the estate should, where possible, be re-established through the replanting of avenues and the selective management of intervening secondary woodland scrub. The external views, from and to the estate, remain important despite irrevocable change caused by suburban and industrial expansion during the 20th century.

Whilst these external changes are unlikely to be reversed it is important that future development within the area should consider and where appropriate mitigate the physical and visual effect on the views from and to the Kings Weston designated landscape.

Key views should be the subject of a more intensive identification and analysis process than this report allows for, but an early assessment considers the following views to be significant:

- to and from Kings Weston House (south west front) along the line of the Great Avenue
- between Kings Weston House (south east front) and The Echo
- from The Walk and the Terras including views to the River Avon
- the Severn Estuary from the north west front of Kings Weston House
- from Penpole Point
- from The Little Park across the River Avon Horseshoe Bend
- from Conger Hill in the Little Park
- from Kings Weston Down
- to and from significant estate buildings including the Echo, Penpole Lodge and Kingsweston Inn
- close views of Kings Weston House and Loggia from the meadow below the terrace
- views to and from Kings Weston from the south of the River Avon
- views of the wooded ridge from Sea Mills
- views from the M5 motorway to Kings Weston House

Theme 7: Enjoyment

Kings Weston is a much loved local landscape. Its visitors value and enjoy the landscape in various ways and for different reasons, but there are a number of common factors which contribute to their enjoyment:

- The availability of good visitor access and facilities including public transport links, car parking, cafe and toilets is vital.
- The removal of eyesores and visual detractors from the estate landscape. Bringing redundant and vacant historic buildings back into use.
- Kings Weston Action Group’s exhibitions and leaflets have clearly demonstrated that there is a visitor demand for high quality information and interpretation about the designed and natural landscape.
- Changes that respect Kings Weston's history and distinctive landscape character.
- Supporting existing informal and formal recreational uses within a high quality historic landscape setting.
- Respecting the distinctive landscape character of Kings Weston; recognising that whilst it shares a landscape ridge with the adjacent Blaise estate, it offers visitors a distinct, quieter, contemplative experience.
- The estate is valued and enjoyed as a place for dog walking, and there is also a need to sensitively manage this use alongside the enjoyment of other users.

Theme 8: Sustainable Future

The present and future owners and stakeholders, individuals and organisations alike, are custodians of Kings Weston’s heritage. Their aspirations and alterations affect the estate for generations, and should be planned and undertaken based on appropriate information and understanding. On behalf of future generations they are directly responsible for ensuring that change is sustainable; that it is informed, positive, contextual, viable and effective. In the current climate of decreasing public resources, it is recognised that this presents fundamental challenges.

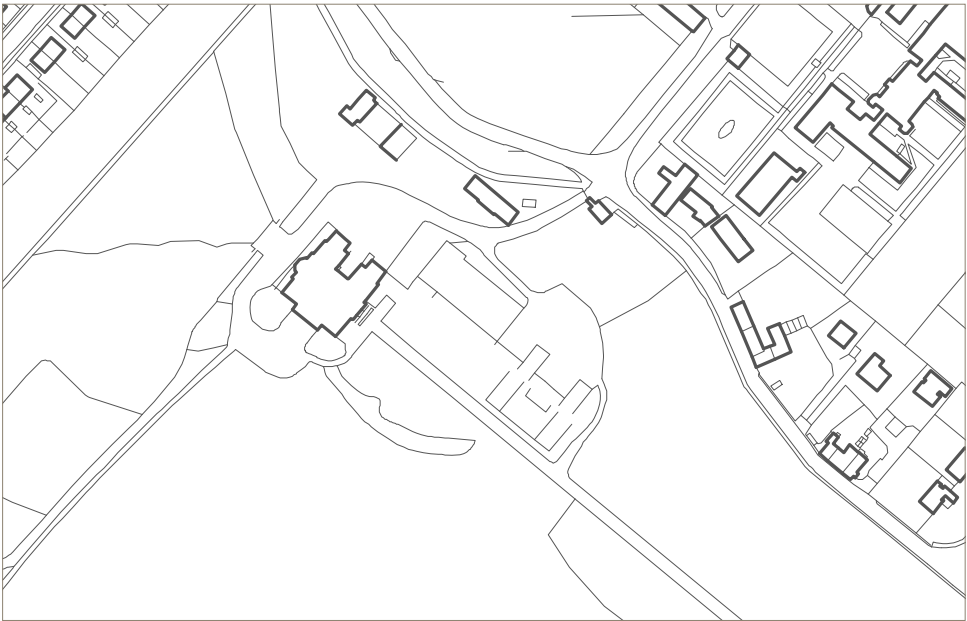
As a broad principle it is important to maintain the integrity of the surviving historic assets by resisting further loss, diminution and dilution through the splitting and transfer of land. Past division of the estate has made coordinated, comprehensive management of the whole more complex and challenging.

Given the limitations on Council resources it will be increasingly important to consider innovative partnership and delivery arrangements with stakeholder and community interests.

Estate Wide Policies and Approaches

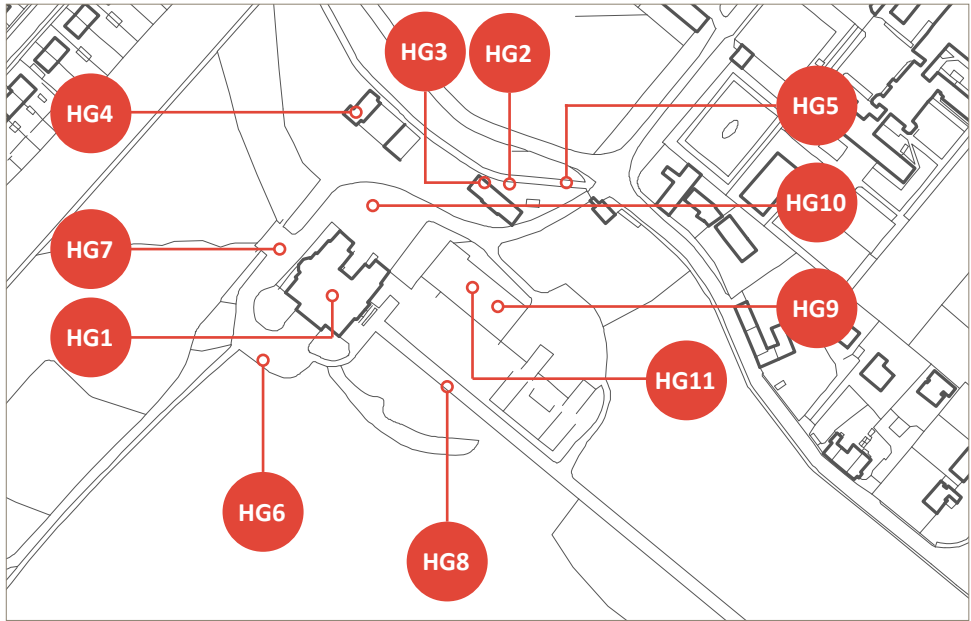
Strengths	Weaknesses	Opportunities	Vulnerability	Conservation Management Policies
<p>Surviving historic parkland occupying a prominent landscape ridge in west Bristol</p> <p>Unique and distinctive landscape character</p> <p>Surviving complex of Vanbrugh and Mylne designed buildings. Vanbrugh is a nationally important architect and Kings Weston is a unique collection of his buildings at a national level</p> <p>One of the most complete collection of Vanbrugh buildings in the UK. This collection, augmented by Mylne’s gardens and stable complex has considerable capital as a heritage and tourism asset.</p> <p>The estate represents a continuous evolution in English landscape design with elements from every important period</p> <p>Extensive public open space which is publically accessible year round</p> <p>Important natural habitat and biodiversity. With its relationship to the River Avon the estate is a key wildlife corridor in north Bristol</p>	<p>Historic views to the Severn estuary and Welsh hills have been degraded by 20th century industrial and residential development</p> <p>Multiple ownership and management of the historic landscape</p> <p>Loss of key historic structures within the designed landscape e.g. Penpole Lodge</p> <p>Loss of historic avenue structures</p> <p>Limited resources for the ongoing repair and maintenance of built and landscape fabric</p> <p>Secondary woodland and scrub encroachment within historic grassland areas</p> <p>Parking and access for visitors is limited by landform</p> <p>Kings Weston managed and promoted as a subsidiary of the Blaise estate landscape</p> <p>Lack of visitor facilities</p>	<p>Vegetation management to prevent further encroachment</p> <p>Reinstate a formal landscape in the courtyard and garden spaces around the main house</p> <p>Interpretation of the estate through printed and/or web media</p> <p>Improved visitor facilities</p> <p>Community cohesion and health benefits</p> <p>Important educational resource</p>	<p>Risk of future development within and adjacent to the historic designed landscape</p> <p>Potential loss of public access</p> <p>Ongoing encroachment of scrub/ secondary woodland within historic parkland areas</p> <p>Loss of historic trees through e.g Ash dieback</p> <p>Conservation/ repair without an established viable use</p> <p>Lack of management into the future including the potential to ignore the recommendations within this Conservation Management Plan</p>	<p>a Ensure that future work involves appropriate survey work and assessment and that the planning process is used for the approval of work as necessary</p> <p>b Provide the most appropriate setting for the Vanbrugh buildings</p> <p>c Halt further loss/ damage to the designed historic landscape and its setting</p> <p>d Seek viable and appropriate use of buildings and landscape in keeping with their historic context, whilst safeguarding and enhancing public access and understanding</p> <p>e Avoid further fragmentations in ownership and management control</p> <p>f Conserve important ecological, archaeological and built fabric within the designed historic landscape</p> <p>g Conserve the surviving landscape features of the 18th and 19th century</p> <p>h Prepare a Woodland Management Plan with more detailed management plan strategies for the woodland areas</p> <p>i Establish a comprehensive interpretation and education strategy for the whole estate</p> <p>j Undertake a comprehensive analysis and recording of significant views to and from the Estate in accordance with best practice guidelines</p> <p>k Recognise Kings Weston’s unique historic identity</p> <p>l Recognise the shared and cumulative heritage and landscape value of the relationship with the neighbouring Blaise estate</p> <p>m Improve accessibility for all visitors including the disabled</p> <p>n Establish a management forum which includes representatives of the owners, occupiers, KWAG and other interests to liaise on a regular basis</p> <p>o Consider innovative delivery and partnership arrangements with stakeholder interests</p>

House and Grounds



Strengths	Weaknesses	Opportunities	Vulnerability	Conservation Management Policies
<p>Survival of three Vanbrugh buildings: Kings Weston House, the Loggia and the Brewhouse</p> <p>Survival of the original garden spaces immediately around Kings Weston House</p> <p>Cafe within the main house is a key asset in attracting visitors to the estate</p> <p>Panoramic views from the terrace northwards to the River Severn and Bristol Channel</p> <p>Area around the house provides an important community focus</p>	<p>Poor spatial relationship between the three Vanbrugh buildings due to the informal car park layout and surface detailing, and unccordinated planting and boundary treatments</p> <p>The 1938 QEH School building intrudes on the first parterre garden space interrupting the historic visual link between Kings Weston house and the Echo</p> <p>Vehicle access through the character area</p> <p>The need to incorporate bins and services to the rear of the house</p> <p>The heavily industrialised view north west from the terrace and house</p>	<p>Re-establish a formal garden and courtyard setting around Kings Weston House</p> <p>Reinstate the original visual and spatial relationship between Kings Weston House, the Echo, Loggia and Brewhouse.</p> <p>Improve the layout, capacity and setting of the woodland car park</p> <p>Reopening of views to the Loggia from the meadow below the house terrace</p> <p>Reinstatement of the terrace and its sensitive enhancement for cafe and community use</p> <p>Improve the sense of estate arrival from Kings Weston Lane</p> <p>Improve security whilst removing visually insensitive/ inappropriate security measures around the house (CCTV, redundant access controls, boulders)</p> <p>Provision for event use of the garden and terrace spaces (weddings, conferences etc.)</p> <p>Interpretation of historic views, buildings and walks</p> <p>Integrated visitor information/ signage/ facilities including seating, dog bins, litter</p>	<p>Increased limitation on public access from Kings Weston House garden</p> <p>Possible damage to structure of main house from terrace yews</p> <p>Further degradation of the historic view to the Welsh hills</p>	<p>a Investigate the reinstatement of formal garden spaces, courtyards and terrace to provide the immediate, formal setting for Kings Weston House and the Vanbrugh garden buildings</p> <p>b Allow for day-to-day public access but with management provision for occasional event use of the garden spaces</p> <p>c Remove existing CCTV masts, redundant access controls and boulders from around the house and drive</p> <p>d Consider visually appropriate and integrated traffic management improvements to the Kings Weston Lane junction to allow for safer vehicle access and pedestrian crossing to Napier Miles Lane</p> <p>e Consider opportunities for seating and interpretation</p> <p>f Record retain and reuse discarded historic stonework from the demolished Hopper designed kitchens</p> <p>g Seek the reclamation and reuse of the stonework from the QEH school ruins</p> <p>h Ensure that future work involves appropriate survey work and assessment and that the planning process is used for the approval of work as necessary</p>

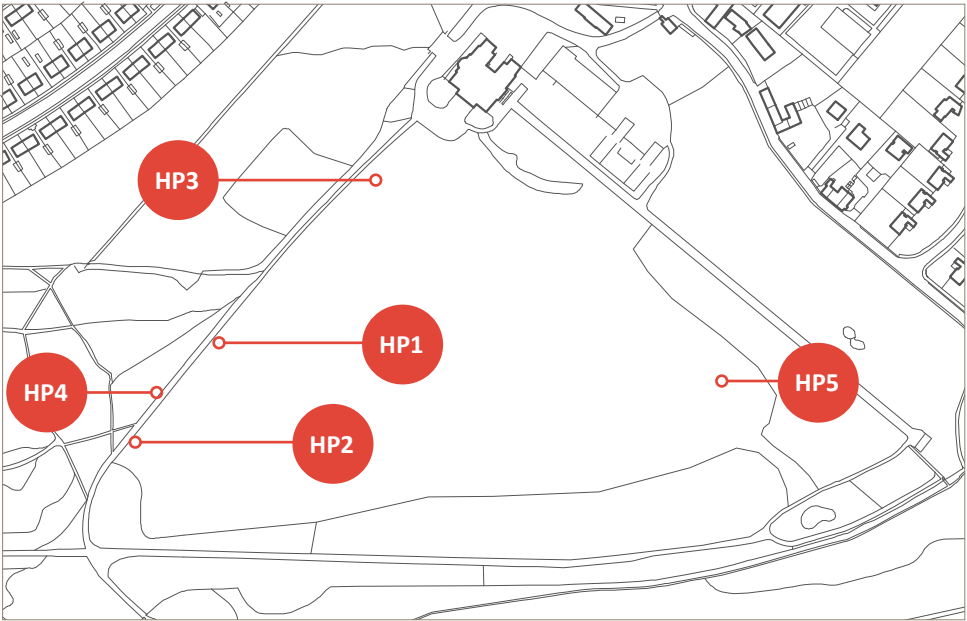
House and Grounds



Ref:	Place Element:	Significance	Priority	Specific Recommendations
HG1	Kings Weston House	A+	1	Detailed conservation management proposals not within scope of this study Subject to arboricultural assessment consider removal of adjacent yews to protect built fabric. Replace with appropriate scale formal planting as part of design scheme for HG6
HG2	Brewhouse	A+	3	Private ownership - building not assessed. Reconsider front entrance gates with owner if opportunity arises
HG3	Brewhouse Gatepost	B	2	Monitor. Ensure repair and stabilisation when necessary Investigate opportunity for design integration as part of any HG10 scheme
HG4	Loggia & Banqueting House	A+	1	Private ownership - building not assessed. Reconsider front entrance gates with owner if opportunity arises. Restore views of the Loggia from the meadow below the terrace
HG5	Home Lodge & Gateway	B	2	Ensure monitoring and repair. Investigate viable, appropriate uses with main house leaseholder

Ref:	Place Element:	Significance	Priority	Specific Recommendations
HG6	SW Front (Site of Great Court)	A	2	Investigate potential for reinstatement of the Great Court to the 1720 layout as an appropriate setting to the SW front. Ensure design approach is informed by garden archaeological survey
HG7	NW Front (The Terrace)	A	2	Selective thinning of self-seeded trees along the terrace to re-establish the visual inter-relationship between the main house and the Loggia. Work with Loggia owners to safeguard their physical privacy at their property boundary
HG8	SE Front (Site of First Parterre Garden)	A	2	Investigate potential for reinstatement of a formal garden space, reflecting the 1720 layout, as an appropriate setting to the SE front. Ensure design approach is informed by garden archaeological survey
HG9	Woodland car park	D	2	Enhance and improve the woodland car park whilst retaining appropriate character and allowing for selective thinning and management of the surrounding woodland to provide additional capacity Information/ signage point at the woodland car park
HG10	NE front (main car park)	A	2	Improvements to car park to enhance the immediate setting of the main house. Consider potential for a formal courtyard layout, reflecting the 1720 plan, to redefine The Terrace (HG7) as a distinct space.
HG11	QEH School Building (site of)	INT	2	Record the standing remains prior to removal. Allow for an enclosed formal garden on the site of the 1938 QEH school building to provide a buffer between the first parterre and the woodland car park, and to provide private event space for Kings Weston House

Home Park

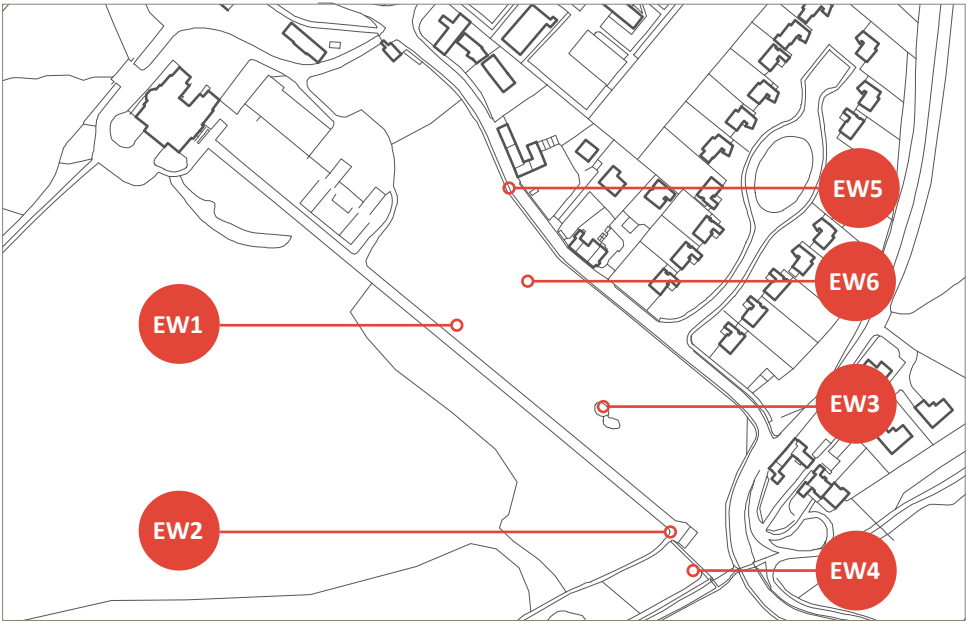


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Surviving parkland core of the estate	Visual impact of industrial development on historic views to the west Loss of visual diversity due to secondary woodland growth in adjacent character areas, Echo Wood and the Walk	Reinstate historic principal avenue leading from Kings Weston House to Park Hill via the Circle by removing post-war tree growth at the SW end Reinstate historic carriage drive Management to reclaim historic grassland areas lost within surrounding tree/shrub vegetation Grazed grassland management Consider provision/use of the Home Park for appropriate events	Encroachment of scrub/secondary woodland at grassland edges around the Home Park Further decline in the historic views to the west across the Severn Estuary Deterioration of the existing historic lime trees along the avenue	a Re-establish the formal avenue axis running between the House and the Circle (WA2) b Continue ongoing management as an open grassland, increasing extent of species rich sward, and preventing encroachment of secondary growth from woodland edges c Investigate opportunities for grazed grassland management d Allow for occasional event/festival use of the Home Park space subject to appropriate access, event management and post event reinstatement e Consider opportunities for seating and interpretation

Ref:	Place Element:	Significance	Priority	Specific Recommendations
HP1	Principal avenue	A	1	Replant historic double avenue between the Great Court (HG6) at Kings Weston House and the Circle (WA2) incorporating the surviving line of limes at the Home Park edge. Existing limes require appropriate arboricultural assessment and urgent/ ongoing maintenance and management
HP2	Carriage drive	A	2	Reinstate the historic carriage-drive linking Shirehampton Road and Kings Weston House ensuring pedestrian priority is retained and vehilce access is only for occasional estate/ event/ ceremonial uses.

Ref:	Place Element:	Significance	Priority	Specific Recommendations
HP3	Fence stone	B	1	Record and conserve in-situ as part of a scheme for the SW front (HG6)
HP4	Stone balustrade remains	C	2	Remove the remains of the Bristol Bridge balustrade from the avenue. Store on site but consider relocation back to the city centre if an appropriate opportunity arises e.g. Castle Park as part of a public art/heritage project.
HP5	Fire pond	C	3	Conserve in-situ for estate habitat value. Consider removal of overshadowing vegetation and de-silt

Echo Wood

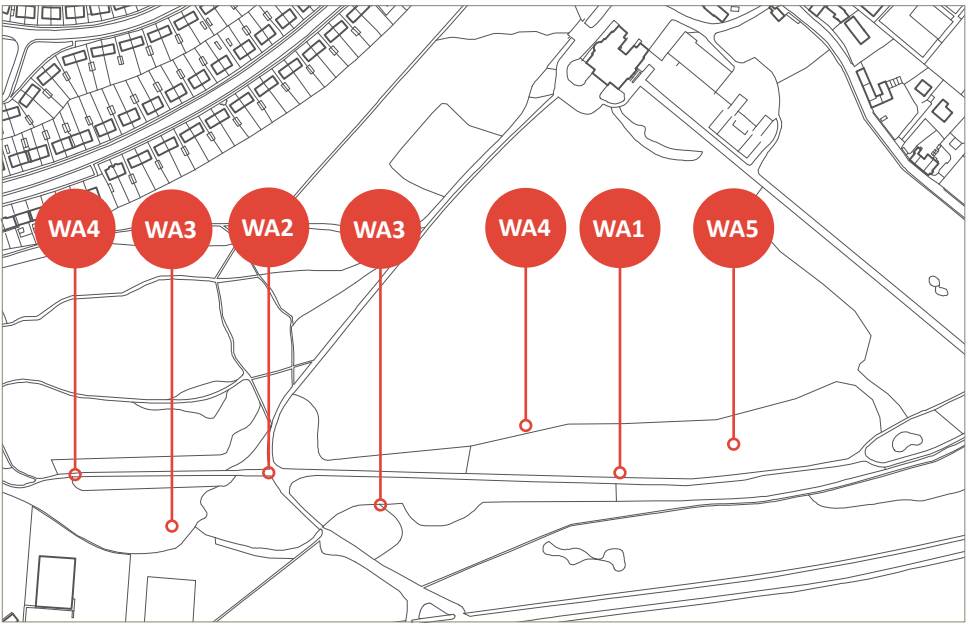


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Survival of the historic Echo Walk, the Echo and the Terras Designed relationship between the House and the Echo	Recent secondary woodland growth has interrupted the visual relationship between the House and the Echo. Invasive cherry laurel within Echo Wood reduces biological and visual diversity Access to the Echo along the main walk is very steep at the south east end	Re-establish the historic visual and spatial relationship between Kings Weston House and the Echo. Repair and reinstate the 18C viewing Terras Repair the original, more accessible 18C route through the woodland to the north of the Echo Walk Improve the habitat value of the 20C pond feature at the woodland edge Improve safety of Kings Weston Lane Interpretation of the WWII ruins	Ongoing secondary woodland growth further interrupting the historic view Structural damage to the Echo and Terras from the growth of self seeded trees and shrubs Potential for vandalism of the Echo and Terras Potential for collapse of historic boundary wall along Kings Weston Lane through collision or lack of maintenance Poorly defined paths lead to erosion especially at Echo	a Reinstatement of the historic visual relationship between the House and the Echo b Undertake detailed arboricultural survey and management plan to inform detailed woodland management c Undertake further research and archaeological investigation of the Echo Walk to determine form, structure and historic drainage d Consider opportunities for seating and interpretation e Consider historically sensitive traffic management measures to Kings Weston Lane and access into the estate

Ref:	Place Element:	Significance	Priority	Specific Recommendations
EW1	Echo Walk	A	1	Selective removal of trees and shrubs edging Echo Walk to re-establish the visual link between the House and Echo Repair and resurface the Echo Walk with appropriate surfacing materials Consider partial retention, conservation and interpretation of the wartime remains against the wider historic context
EW2	The Echo	A+	1	Ongoing monitoring and repairs of the structure and removal of adjacent damaging vegetation were necessary Full restoration is desirable. Investigate anecdotal evidence for buried location of the statue below the Terrace/Loggia. Consider future uses of the Echo and adjacent area

Ref:	Place Element:	Significance	Priority	Specific Recommendations
EW3	Echo Ponds	D	2	Retain in situ for estate habitat value. Desilt. Remove overshadowing vegetation. Consider aquatic and marginal planting to improve habitat value
EW4	The Terras	A	1	Remove damaging vegetation growing adjacent to wall. Record, stabilise and repair. Manage LP3 vegetation to enhance Terras views across River Avon valley
EW5	Boundary Wall	B	2	Ongoing monitoring and repairs as necessary. Consider historically sensitive traffic management measures to Kings Weston Lane
EW6	18C Walk	B	2	Repair the original, more accessible 18C route through the woodland to the north of the Echo Walk

The Walk



Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
<p>Key designed landscape feature linking Echo Wood with Penpole Wood</p> <p>Remnant historic avenues dating to mid-late 19th century are replantings of earlier formal avenues</p> <p>The Circle remains a major focal point and hub of a number of the main routes through the estate</p>	<p>Secondary woodland growth has subsumed distinctive historic avenues</p> <p>Visual presence of the derelict wartime remains within the Eastern Walk</p>	<p>Restore the historic tree avenue and ‘The Circle’ along the ridge line between Echo Wood and Penpole Wood</p> <p>Establish a year round footpath circuit around the edges of the Home Park with occasional seating</p>	<p>Encroachment of secondary woodland growth within adjacent grassland areas</p> <p>Further loss of historic views through secondary woodland growth</p>	<p>a Recover surviving historic avenue planting lost within secondary woodland</p> <p>b Repair and resurface The Walk with appropriate materials</p> <p>c Record and remove derelict wartime remains within The Walk. Consider partial retention and interpretation.</p> <p>d Provide appropriate woodland benches along The Walk.</p> <p>e Record, assess and manage notable trees with a long term strategy for replacement where there health is compromised</p>

Ref:	Place Element:	Significance	Priority	Specific Recommendations
WA1	The Eastern Walk	B	1	<p>Remove secondary woodland scrub growth from to recover historic avenue and to open views towards Kings Weston House and across Shirehampton Park. Repair and resurface the with appropriate materials. Provide seating along walk at key viewpoints</p>
WA2	The Circle	B	1	<p>Reinstate ‘The Circle’ by new parkland tree planting, and the removal of secondary woodland and 20C amenity tree species particularly in views to the House.</p> <p>Reinstate the historic carriage drive through The Circle and continuous views from Penpole Lane to Kings Weston House</p> <p>Provide for orientation and interpretation</p>

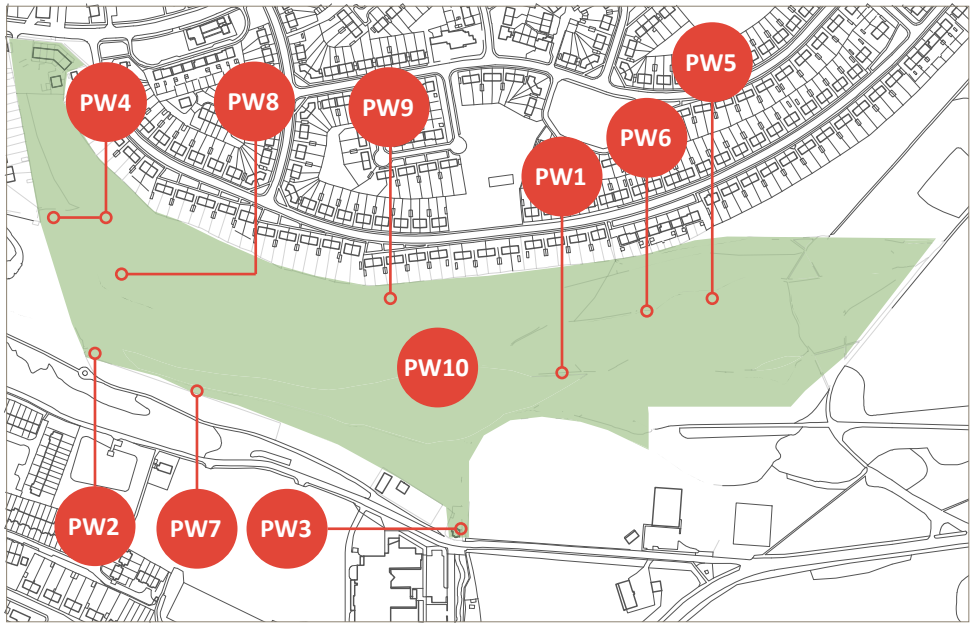
Ref:	Place Element:	Significance	Priority	Specific Recommendations
WA3	Boundary bank and ditch	B	1	<p>Investigate and record feature to inform WA2 proposals. Interpret within wider interpretation strategy</p>
WA4	The Western Walk	B	1	<p>Remove secondary woodland scrub growth and cherry laurel from around historic avenue. Repair and resurface walk with appropriate materials</p>
WA5	Wartime remains	C	1	<p>Record and remove. Consider partial retention to allow for inteprétation as part of the history of the estate. Reinstate to parkland grass at 19C ground levels</p>

Penpole Wood



Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
<p>Key designed landscape feature with elements of remnant ancient woodland</p> <p>Remnant historic avenues dating to mid-late 19C replantings of earlier formal avenues</p>	<p>Uncontrolled growth of invasive snowberry and cherry laurel reduces woodland biodiversity, natural regeneration and legibility of the woodland structure including the historic clearings</p> <p>Poor legibility and loss of historic paths throughout the wood</p> <p>Loss of historic viewpoints within the woodland</p> <p>Loss of Penpole Lodge; a key axial feature within the Kings Weston landscape</p> <p>Encroachment of adjacent residential property boundaries</p>	<p>Improve the use, access and legibility of the woodland paths generally</p> <p>Improvements to woodland footpath surfaces</p> <p>Integrated topographic, archaeological and arboricultural surveys to map and identify key features within the character area including veteran trees.</p> <p>Survey distribution of yew, snowberry, cherry laurel and ornamental shrub planting within the wood, particularly around the historic glades, to inform detailed management decisions</p> <p>Protected species/ nesting bird surveys prior to vegetation management</p> <p>Consider stabilisation and partial restoration of the historic boundary wall to help control access</p> <p>Improved use and interpretation of the quarry garden and designed landscape features along the lower slopes of the wood</p> <p>Enhance the setting of candidate veteran tree and notable landscape trees by carefully opening out their setting allowing them to be better appreciated and allowing them to set seed</p>	<p>Further loss of paths</p> <p>Vandalism to trees and surviving fabric</p> <p>Damage to Penpole Lodge and other remains from secondary woodland growth</p>	<p>a Undertake topographical and archaeological surveys to record the location, form and condition of surviving rides, paths and other historic features</p> <p>b Undertake arboricultural survey and management plan to inform detailed woodland management proposals including candidate veteran and other notable trees</p> <p>c Undertake further documentary research to establish the appropriate management approach for the designed woodland</p> <p>d Prepare a Woodland Management Plan with more detailed management plan strategies</p> <p>e Enhance the setting of candidate veteran tree and notable landscape trees by carefully opening out their setting allowing them to be better appreciated and allowing them to set seed</p> <p>f Improve and restore key woodland paths, rides and access on the steep slopes</p> <p>g Like for like replacement where overmature trees fail through old age</p> <p>h Selective management/removal of invasive cherry laurel and snowberry</p> <p>i Selective vegetation management to restore views from key historic woodland glades</p> <p>j Path surface improvements, in keeping with the woodland setting, and particularly for the steep paths on the woodland slopes</p> <p>k Remove vegetation around surviving built features</p> <p>l The estate wall requires assessment to identify an appropriate strategy for stabilisation, retention and possible restoration as part of a Penpole Lodge scheme</p> <p>m Review the boundaries with residential properties to ensure that public land remains in public use and ownership</p>

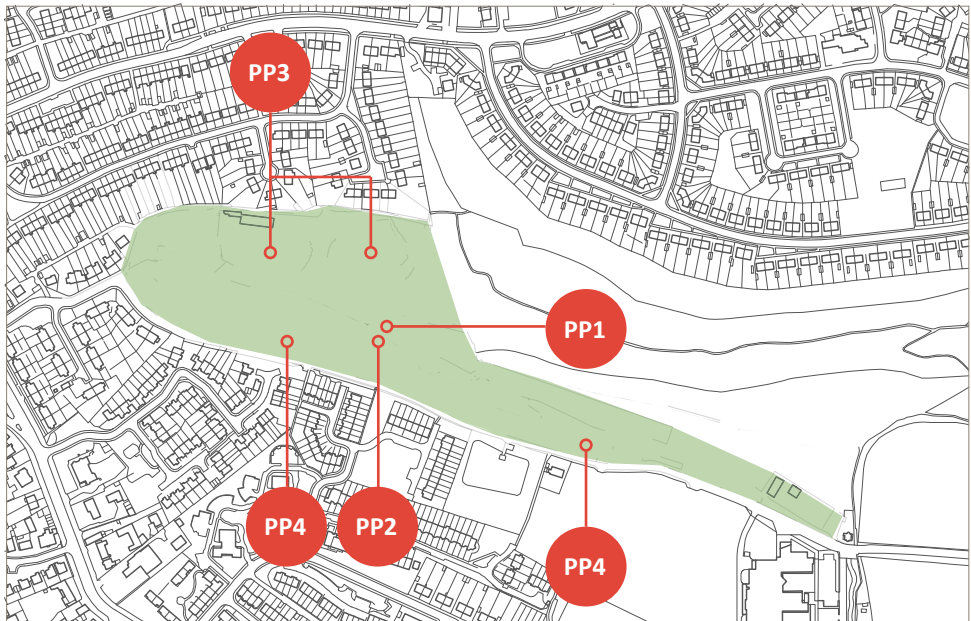
Penpole Wood



Ref:	Place Element:	Significance	Priority	Specific Recommendations
PW1	Paths and Rides	B	1	Undertake topographic and archaeological survey to identify and record the historic path network Improve and restore the key paths and rides through vegetation management, resurfacing and replanting where appropriate Manage vegetation along the ride verges and glades to reduce shading and to improve biodiversity. Consider extensive removal/management of invasive cherry laurel within the woodland
PW2	Penpole Lodge	A	3	Record, stabilise, conserve and interpret the surviving ruin. Consider long term opportunities for rebuilding Penpole Lodge subject to viable and appropriate building uses
PW3	Wood Lodge	B	3	Private ownership - building not assessed

Ref:	Place Element:	Significance	Priority	Specific Recommendations
PW4	Site of estate cottages	C	3	Record and interpret the surviving remains, allowing for managed decline
PW5	Site of quarry garden	A	1	Further research and survey required to inform opportunities for restoration and management as a woodland quarry garden. Remove/ manage cherry laurel
PW6	The Lime Circle	A	1	Reinstate the lime circle by selecting and managing individual stem regrowth from surviving stumps. Conserve and interpret. Consider protection from ongoing vandalism
PW7	Estate boundary wall	B	1	Record and conserve. Consider interpretation and partial restoration
PW8	Ruined building	D	3	Record and interpret the surviving remains, allowing for managed decline
PW9	Stone seat feature(s)	B	1	Record, stabilise, conserve and interpret
PW10	Jubilee Clearing	D	3	Consider management as an open glade through selective management of surrounding vegetation

Penpole Point

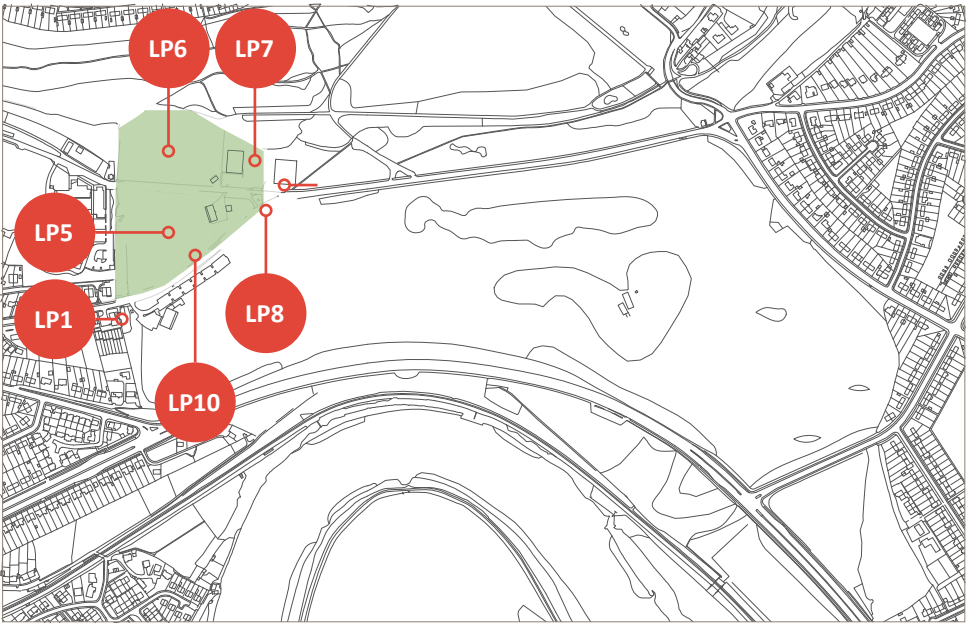


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Remnant, limestone downland character Distinctive and prominent feature within the local landscape Survival of Penpole Dial as a historic feature	Secondary woodland and scrub growth within the last thirty years blocks historic panoramic views Roadside boulders used to block vehicle access are visually intrusive and insensitive to landscape context Steep rock faces close to the path edge have been masked by canopy growth Biodiversity of the semi improved downland sward Utilitarian design of sports/ social club buildings, structures and boundary	Reinstate key panoramic views Improve safety by ensuring the legibility of adjacent rock faces and steep drops to visitors Manage habitat for Bristol Rock Cress	Vandalism to Penpole Dial Loss of Bristol Rock Cress through overshadowing of rock face habitats Ad hoc redevelopment of sports facilities including low quality replacement of club buildings and structures and the addition of new ones Ongoing encroachment of scrub and secondary woodland	a Selective management of encroaching scrub, holm oak and secondary woodland for views, to improve safe legibility of the adjacent steep slopes, and to conserve and increase surviving rock cress habitat b Consider opportunities for grazing management

Ref:	Place Element:	Significance	Priority	Specific Recommendations
PP1	Penpole Dial	A	1	Record. Conserve insitu
PP2	Trig point	D	3	Managed decline

Ref:	Place Element:	Significance	Priority	Specific Recommendations
PP3	Penpole Quarries (north side)	C	1	Remove scrub and coarse vegetation from quarry faces to conserve and increase surviving rock cress habitat. Repeat every 5 years Consider opportunities for grazed management regime
PP4	Penpole Quarries (south side)	C	1	Selective management of encroaching scrub and woodland to improve safe legibility of adjacent steep slopes and to open key views across the River Avon, whilst screening adjacent residential tower block

The Little Park - Penpole Lane

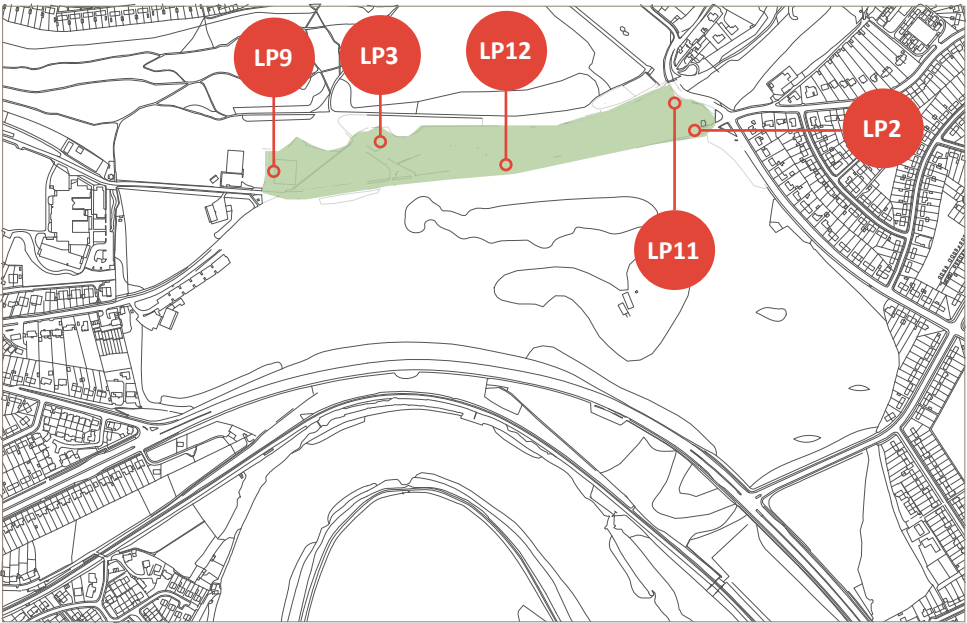


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Hedgerows and hedgerow trees reinforce a rural landscape character 20th century history of formal recreation Sense of enclosure offered by surrounding tree structure	Presence of Karakol industrial units/ uses within the designated historic landscape and close to the Great Avenue Utilitarian design of sports club buildings and structures	Restore the Rush Pool adjacent to Shirehampton Road Potential to relocate the Karakal warehouse off site and to reintegrate the land within the designed historic landscape	Future re-development, expansion and/or intensification of the sports ground and industrial sites	a Maintain the semi-rural character of Penpole Lane b Consider reintegration of the Karakal warehouse area within the historic landscape should the opportunity arise through relocation of the business off site and return of the land to public open space c Prevent further visual and physical impact of built features on the designed historic landscape, particularly the principal axis from The Circle

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP1	Shirehampton Lodge	A	2	Private ownership - building not assessed Consider opportunities for historically sensitive traffic management approach to mark the entrance to the historic estate
LP5	Shirehampton CC grounds	C	3	Conserve and maintain Penpole Lane hedgerow and trees. Consider a more contextual club house design should the opportunity arise in the future
LP6	Twyford House CC grounds	C	3	Conserve and maintain Penpole Lane hedgerow and trees. Consider a more contextual club house design should the opportunity arise in the future. Repair and strengthen railings using historically appropriate materials

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP7	Karakal warehouse	Int	3	Conserve and maintain Penpole Lane hedgerow and trees Consider reintegration of the Karakol site within the historic landscape should the opportunity arise
LP8	War Memorial	C	3	Maintain in-situ
LP10	Rush Pool	C	2	Consider opportunities for reinstating the Rush Pool as pond habitat and for sustainable drainage

The Little Park - Shirehampton Park

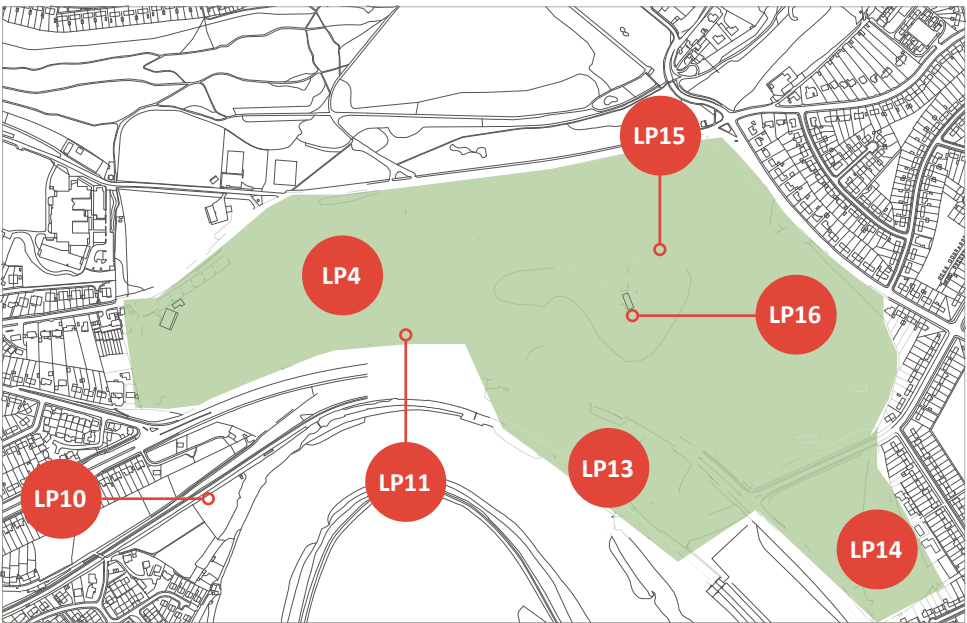


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Species rich, meadow grassland character 19th century tree avenue lining Shirehampton Road Survival of 18th century parkland tree clumps	Reduction of parkland avenue landscape character due to scale and width of the carriageway Secondary scrub woodland growth along the golf course boundary reduces historic intervisibility between Shirehampton Park and the golf course and interrupts historic views of the Avon Gorge from the Walk and ‘Terras’ Visual intrusion of the derelict tennis courts within the principal axis contribute to a degraded landscape character Roadside boulders used to block vehicle access are visually intrusive and insensitive to landscape context, contributing a sense that this is marginal/ unused land	Archaeological survey and interpretation of remnant ditch/ bank feature forming the boundary with the Walk historic character area Restore and enhance the historic carriage drive Improve visitor parking and information Enhance the parkland character of Shirehampton Road Reduce vehicle traffic speeds and pedestrian safety in keeping with the landscape parkland character Provide/enhance informal pedestrian crossing points to improve links with the golf course PROW	Future potential traffic management changes to the Shirehampton Road highway and junctions Potential loss of legibility of area through poor maintenance and encroachment	a Enhance the landscape character of the Shirehampton Road highway enabling road users to understand that they are entering into and passing safely through a distinctive parkland estate b Work to remove the clutter of boulders, barriers and logs along Shirehampton Road and car park. Consider alternative, more sensitive designs if vehicle control remains an issue c Enhanced/ proactive open grassland management to prevent and control the establishment and encroachment of secondary woodland scrub at the grassland edges d Consider opportunities for grassland management through grazing e Ongoing management and removal of self seeded scrub along Terras f Open up landscape views from Shirehampton Road and Park towards Kingsweston to reinstate historic context

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP2	Park Lodge	B	2	Private ownership - building not assessed Consider opportunities for historically sensitive traffic management approach to mark the entrance to the historic estate
LP3	Shirehampton Park	B	1	Remove the traffic management boulders. Reinstall historic carriage drive and provide new visitor car park adjacent

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP9	Disused tennis courts	Int	1	Record and remove. Reinstall parkland grass and principal avenue from The Circle
LP11	Boundary marker stones	C	3	Conserve in situ
LP12	Milestone	C	3	Conserve in situ

The Little Park - Shirehampton Golf Club

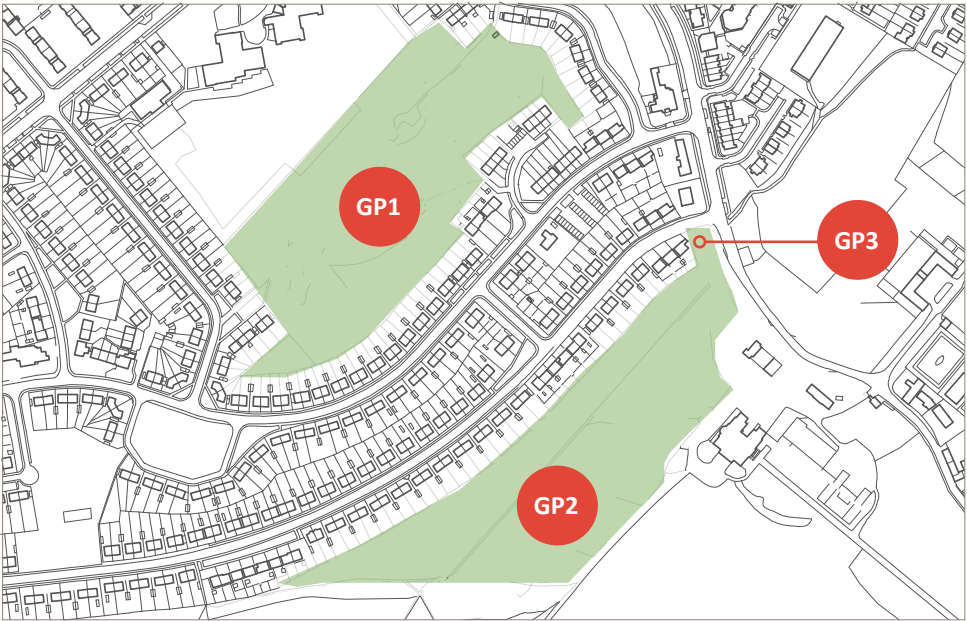


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
20th century social history of Shirehampton Golf Club Distinctive landforms of the Long Comb and Conger Hill Panoramic views across the River Avon Horseshoe Bend Existing Public Rights of Way (PROW) providing public access High nature conservation value of the woodlands Survival of remnant unimproved grassland	Suburban golf course character with 20th century planting of small scale ornamental tree species Spatial isolation and visual separation of the golf course, Crab Tree Slip and Three Acre Covert from the wider estate landscape Poor signage and legibility of PROW routes across the golf course	Maintain and enhance areas of unimproved grassland, ancient woodland and veteran trees. Improve habitat connectivity where possible Enhance the historic parkland character of the golf course Improve the historic intervisibility between the golf course and Shirehampton Park Reveal and interpret Conger Hill, Long Comb and Crab Tree Slip within the wider estate landscape. Maintain and enhance historic views from Public Rights of Way	Degradation of views arising from potential future development of land between Pill and Abbots Leigh Loss of remnant unimproved grassland habitats outside the golf playing surface Ongoing tree planting of small scale, ornamental tree species	a Continue implementation and monitoring of the 2005 National Trust Property Management Plan b Hedge management and selective thinning of self seeded vegetation along the Shirehampton Road boundary to support historic character and views c Conservation management of remnant unimproved grassland with removal of encroaching bramble scrub and trees d Ongoing clearance of scrub and saplings from around veteran trees e Improve signage and waymarking of the Public Rights of Way (PROW) f Develop a parkland tree planting strategy/species palette in discussion with National Trust and Shirehampton Golf Club g Include The Little Park within interpretation strategy for the wider estate h strengthen the character of the southern boundary with views over the Horseshoe Bend and replacement of inappropriate chain link fencing i Consider improved pedestrian access across the Portway to Crab Tree Slip

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP4	Shirehampton Golf club grounds	C	1	Continue implementation and monitoring of the 2005 National Trust Property Management Plan
LP13	Crab Tree Slip	C	3	Continue implementation and monitoring of the 2005 National Trust Property Management Plan
LP14	Three Acre Covert	C	3	Maintain hedge and ditch boundary to A4 Portway. Continue SNCI management of woodland and grassland

Ref:	Place Element:	Significance	Priority	Specific Recommendations
LP11	Boundary marker stone	C	2	Conserve in-situ
LP15	Longcombe & Conger Hill	B	2	Consider woodland management of Conger Hill viewpoint; opening key views and enhancing woodland biodiversity. Support and improve public access by providing a new path from the adjacent PROW
LP16	Longcombe Pond	C	3	Record and restore 18C pond and spring head. Improve access. Consider appropriate relocation of intrusive depot building should the opportunity arise

The Great Park

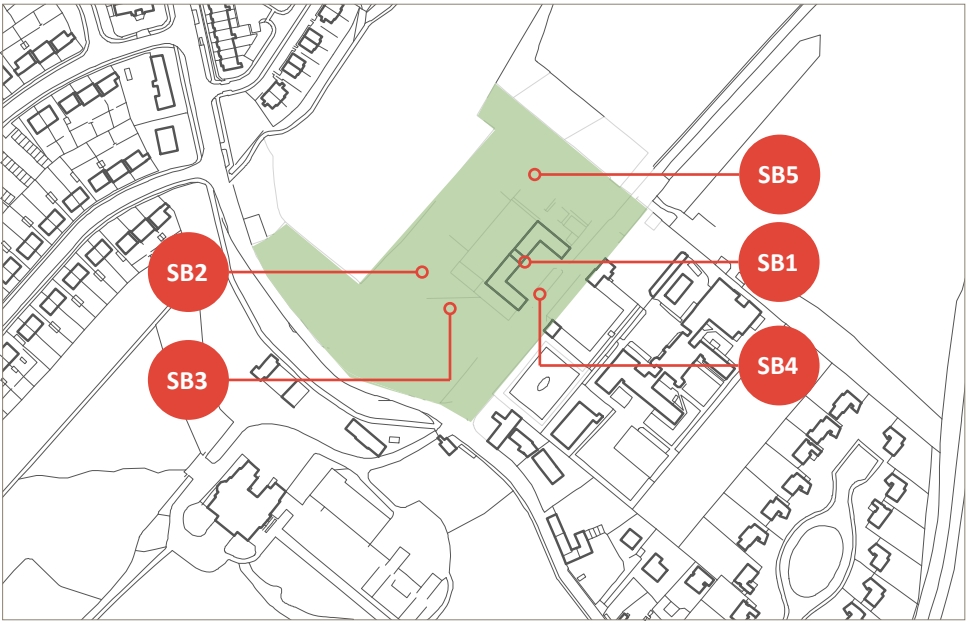


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Surviving remnants of the Great Park; the Tump, the terrace meadow and the Home Farm house Public open space within residential estate	Majority of the Great Park has been lost to 20th century post war housing development The Tump is no longer a directly connected part of the Kings Weston estate and is subject to separate uncoordinated maintenance Recent encroachment of bramble scrub within the terrace meadow Narrow and poorly signed pedestrian entrances at Mancroft Crescent and Kings Weston Lane	Control bramble scrub to restore the meadow pasture below the terrace Replanting of historic parkland trees Improve pedestrian access to the estate The belt of tree planting along Kings Weston Lane is part of the original Great Park landscape and consideration should be given to extension of the Registered park boundary	Potential for vandalism to signage, gateways, tree planting	a Reinststate and maintain the Terrace meadow b Replant historic parkland trees where street layout allows to help connect local community with their local heritage c Maintain and enhance existing pedestrian entrances from Mancroft Avenue and Kings Weston Lane through appropriate signage, gateway detailing, dog bins etc d Resist further encroachment of trees into the meadow area to protect open character and views t/ from the house e Restore historic view of the Loggia from the meadow and terrace f Assess and record remains of Vanbrugh’s Great Terrace and veteran parkland trees along the southern boundary to improve understanding and inform future management

Ref:	Place Element:	Significance	Priority	Specific Recommendations
GP1	The Tump	B	2	Prevent loss of species rich areas of grassland within the scrub mosaic. Consider replanting parkland trees matching historic locations.
GP2	The Terrace Meadow	B	1	Maintain recent bramble clearance and control to manage the slope as open grassland meadow. Improve pedestrian entrance at Kings Weston Lane and paths through appropriate entrance detailing and signage etc. Consider replanting historic tree avenue to help focus and mitigate against the industrial views of Avonmouth. Manage boundary hedgerow at an appropriate height to ensure views to/from the estate are not obscured

Ref:	Place Element:	Significance	Priority	Specific Recommendations
GP3	Home Farmhouse	B	2	Building in separate use - not assessed. Include within interpretation strategies for the wider estate

Stable and Gardens

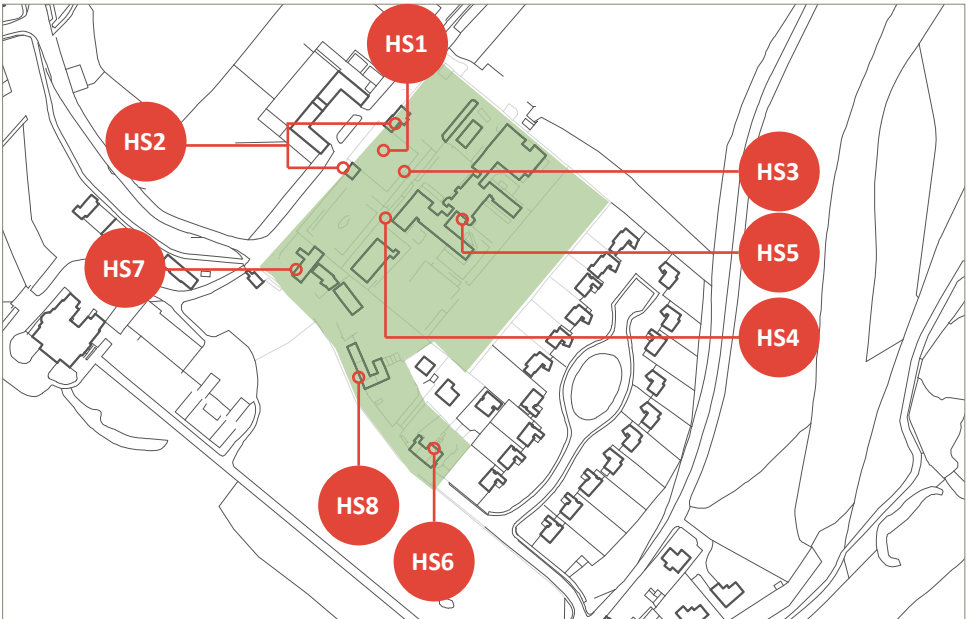


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Surviving complex of 18th century buildings and garden walls	<p>Former garden spaces are now overgrown with secondary woodland/ scrub. The garden walls, gate piers and ice house are in a poor state of repair. The north east and north west boundaries are in a dilapidated and open condition</p> <p>A number of open wells, saw pits, the high embanked terrace to the north, and the ice house present a potentially dangerous environment for the public</p> <p>The stable block is currently disused</p>	<p>Sensitive restoration and reuse of the stable block buildings</p> <p>Repair and stabilise standing built fabric</p> <p>Restore Mylne’s garden spaces and improve public access</p> <p>Outdoor education use by Kingsweston School</p>	<p>Vandalism of standing remains and built fabric e.g. icehouse</p> <p>Isolated landscape compartments lacking casual surveillance</p>	<p>a Repair and stabilise built fabric including the walls, icehouse and remains of the hothouse</p> <p>b Selective clearance of secondary woodland to create a woodland garden space which allows for improved public accessibility.</p> <p>c Improve security to the perimeter of the area to protect from further vandalism and include the reinstatement of gates to the historic gate piers.</p>

Ref:	Place Element:	Significance	Priority	Specific Recommendations
SB1	Stable Block	A	1	Building not assessed - subject to separate planning application 13/01051/F Ensure boundary detailing in keeping with proposals for SB3 and SB5
SB2	Ice House	B	1	Stabilise, repair and make safe. Conserve insitu and interpret as part of the immediate stable garden setting. Ongoing monitoring.
SB3	Stable Block Gardens (Site of Mylne hothouse)	B	2	Repair, stabilise and make safe the front wall to Napier Miles Road and hothouse remains. Selective clearance of secondary woodland to create a woodland garden space which allows for improved public accessibility. Longer term restoration and use subject to historical and archaeological survey. Ongoing monitoring.

Ref:	Place Element:	Significance	Priority	Specific Recommendations
SB4	Gas lamp columns	C	2	Conserve insitu
SB5	Woodland yard	C	2	Repair, stabilise and make safe the front wall to Napier Miles Road. Consider opportunities for woodland garden use by Kingsweston School subject to appropriate, low key fencing details. Longer term restoration and viable use subject to historical and archaeological survey.

The House in the Garden

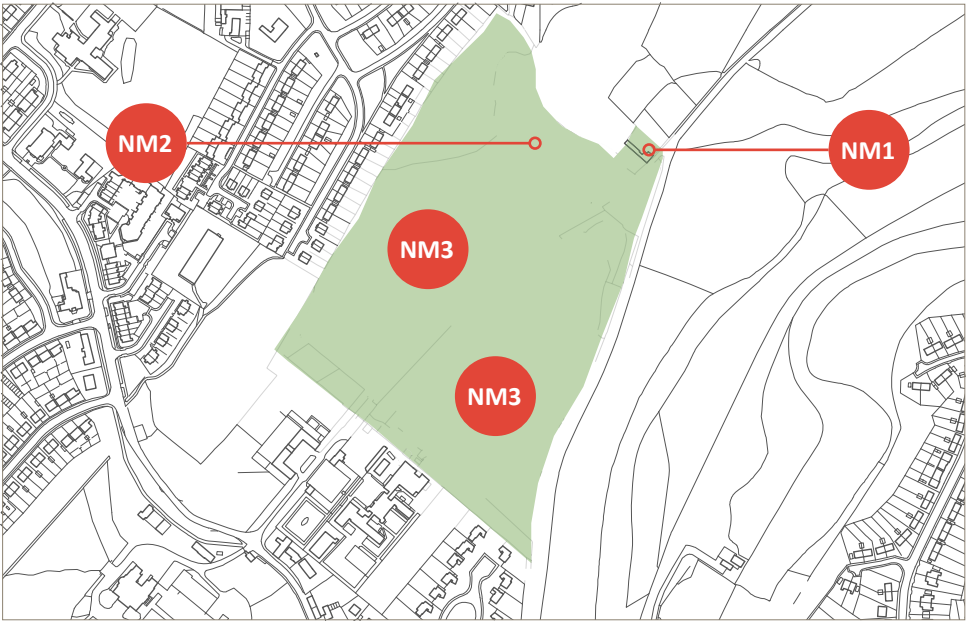


Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Historic 18th century kitchen garden complex Active educational use of the garden spaces by Kings Weston School with a strong emphasis on horticulture and outdoor learning	The pond lodges are in poor condition and are not in active use by the school. Difficult to reconcile appropriate and viable reuse General public access is limited The pond is unmanaged and self seeded trees are growing in the western carriage ramp. Inappropriate fence separates the pond from the public road	Sensitive adaptation and reuse of the pond lodges subject to identifying viable uses Maintain and develop the outdoor spaces for horticultural based learning by Kingsweston School	Potential for future change in use and fragmentation of the school site to e.g. residential Inadvertent removal of stored historic fabric from the school grounds e.g paving materials, stone copings	a Stabilise and repair built fabric and establish a monitoring programme b Conserve and reuse the pond lodges c Ensure that historic fabric is not removed from the school site d Encourage the School’s continuation of appropriate horticultural/ outdoor classroom uses within the surviving kitchen garden spaces e Look to secure traffic calming along Kings Weston Lane and prioritise better pedestrian access across Kings Weston Lane. f Consider salvage of the C18th octagonal stone bollards from various locations in front of the walled garden and their reinstatement and reuse as part of any conservation or restoration alongside the road in this area

Ref:	Place	Significance	Priority	Specific Recommendations
HS1	Pond	A	1	Monitor, stabilise and repair pond walls as appropriate. Remove self seeded ash adjacent to west lodge. Manage aquatic vegetation and desilt subject to ecological management plan. Remove and potential replacement of inappropriate fencing with a more in-keeping and less obtrusive barrier. Encourage the removal of fences from the cobbled carriage ramps accessing the pond at either end of the NW boundary in order to give better access for regular pond maintenance and potential access to water level for educational use.
HS2	Pond Lodges	A	1	Repair and stabilise the lodge buildings. Full restoration desirable but subject to appropriate uses
HS3	Bewys Cross	B	2	Conserve in-situ
HS4	Garden Walls	A	1	Conserve in-situ. Ongoing monitoring and maintenance

Ref:	Place Element:	Significance	Priority	Specific Recommendations
HS5	The House in the Garden	B	3	Building in school use - not assessed Consider future opportunity to relocate historic doors and fireplaces back to Kings Weston House, subject to Conservation Management Plan approach
HS6	Napier Cottages	B	3	Building in private ownership - not assessed
HS7	Old Fives Court	C	3	Building in private ownership - not assessed
HS8	4-8 Kings Weston Lane	B	3	Building in private ownership - not assessed

Napier Miles Park

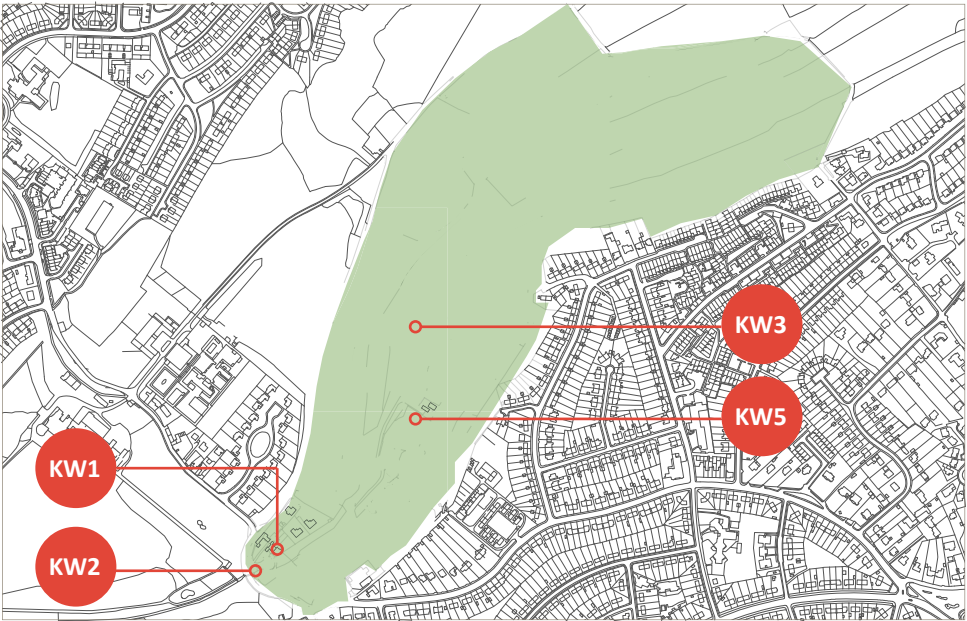


Strengths	Weaknesses	Opportunities	Vulnerability	Conservation Management Policies
Recreational open space with views across the Severn estuary 20th century social history of sports use Rural landscape character of Napier Miles Road with remnant estate rail fencing	Vandalism of earlier pavilion has resulted in use of utilitarian, robust storage provisions Utilitarian gates and fence adjacent to the highway	Maintain formal sports use and encourage provision of permanent, high quality facilities that are well integrated with the landscape character	Potential for future changes in use incompatible with the recreational/ open space setting. Ongoing use of low quality pavilion/ storage structures	a Continue public open space uses with sport and leisure functions b Maintain expansive Severn Estuary views to the west c Conserve the semi rural character of Napier Miles Road d Use appropriate rural highway detailing and estate rail to mark the threshold with the Stables/ Kitchen Garden complex.

Ref:	Place Element:	Significance	Priority	Specific Policies
NM1	Henbury Lodge	C	3	Building in private ownership - not assessed Consider opportunities for historically sensitive traffic management approach to mark the entrance to the historic estate Encourage reinstatement of the recently removed render to frontage
NM2	Thirty Acre Wood	B	3	Continue woodland and grassland management in accordance with SNCI report. Maintain public access

Ref:	Place Element:	Significance	Priority	Specific Policies
NM3	Playing Fields	D	3	Consider a more contextual, high quality clubhouse design should the opportunity arise in the future The remnant estate rail fence along the highway edge should be repaired or replaced with similar. The modern, utilitarian gates and knee rail should be replaced with estate rail fence

Kingsweston Down



Strengths	Weaknesses	Opportunities	Vulnerability	General Conservation Management Policies
Limestone downland ridge with an open summit Distinctive complex of estate buildings and structures includes Kingsweston Inn and the Iron Bridge	Woodland growth has resulted in the loss of the historic ‘painted’ views of the house and estate Legible City type signage is out of context in this landscape setting Visually intrusive galvanised fencing around the quarry and transmitter	Manage and increase limestone grassland on the summit Reinstate key historic views	Encroachment of scrub woodland on the limestone grassland	a Selective vegetation management to reinstate key historic views towards Kings Weston house and stables b grassland management should be in accordance with the Blaise Castle Estate SNCI recommendations c Undertake detailed arboricultural survey and management plan to inform detailed woodland management d Consider opportunities for grazed grassland management scheme

Ref:	Place Element:	Significance	Priority	Specific Policies
KW1	Kingsweston Inn	B	1	Building in private ownership - not assessed Maintain as eye-catcher in views from along the Terras, Shirehampton Park and Shirehampton Road, and include within wider interpretation strategy for the estate.
KW2	Iron Bridge and Cutting	B	1	Conserve in-situ. Monitor and repair as appropriate
KW3	Kings Weston Down	B	2	Ongoing woodland management should reflect the different Picturesque characters of the individual woodlands along the ridge flanks Provide appropriate seating at key viewpoints Survey, repair and maintain network of Picturesque paths as appropriate

Ref:	Place Element:	Significance	Priority	Specific Policies
KW4	Carriage Rides	B	2	Survey and record. Continued use as bridle paths should be encouraged. The drives on the northern slope of the hill are in urgent need of repair and continued maintenance. Consider reinstatement of the drive on southern slope, bisected by the Quarry since the 1920’s.
KW5	TV Transmitter	Int	3	Structure in private ownership - not assessed Consider removal from site if the opportunity should ever arise in future

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7

The Next Steps



Photo: Kings Weston Action Group©

From Policy towards Delivery

This Conservation Management Plan (CMP) offers a set of policies and recommendations for conserving and managing Kings Weston’s historic significance. They have been developed through an understanding and analysis of the estate’s rich history, its current condition and its heritage values.

In the context of declining budgets and public sector resources an incremental approach to implementation of the policies is inevitable. Broken down by character area and individual historic features, the plan represents a policy framework for a series of linked conservation projects. Delivered individually the project parts will contribute towards the restoration of the whole.

An approach to the delivery of this CMP is outlined as a step based approach which should be followed as a process.

Step 1: Building support

The policies and recommendations within this plan should be refined through a process of stakeholder consultation and review. It is essential to ensure that all of the relevant corporate and community interests understand and support the objectives and proposals within the plan.

Step 2: Building partnership

Divisions in ownership (both leasehold and freehold) and management need to be addressed. The plan recommends establishing a Kings Weston steering group to include representatives of the land owning organisations, Kings Weston Action Group, home owners and lessees.

The group would be able to identify and agree early conservation projects that could be safely carried out with community partnership and resources.

For the longer term restoration and management of the estate the group should consider the opportunities for delivery through innovative community led partnerships and trusts.

Step 3: Visitor Management Plan

The recommendations within the adopted Conservation Management Plan should inform and be incorporated within a new Visitor Management Plan. Together these will establish the comprehensive approach to managing Kings Weston’s visitors and heritage assets.

Step 4: Professional Support

As an important heritage asset the Kings Weston buildings, structures and landscape will require specialist professional design advice. The management group will need to appoint appropriately qualified and accredited professionals (landscape architects, conservation architects, arboriculturalists, ecologists and engineers) to advise on the design and cost of conservation proposals.

Step 5: Investigative Surveys

This CMP recommends specific targeted surveys and investigations for key elements of historic fabric.

Further design work around the formal gardens and courts will require specialist archaeological investigation to accurately determine their layout

and structure, and to inform appropriate design approaches.

The woodlands and avenues require arboricultural and ecological survey to inform management and restoration proposals. Penpole Wood is a complex, semi-natural, designed woodland and as such requires specialist survey and analysis to design an appropriate management approach.

All of the works will need to consider protected species including bats and badgers.

Step 6: Design, Costing and Phasing

Based on the information from the above investigations, outline design proposals, cost estimates and programmes can be prepared for consideration. The outline scheme should be in sufficient detail to indicate the size and character of the individual proposals with sufficient information to agree the spatial arrangements, materials, appearance and future maintenance provisions.

This stage should also consider an Interpretation and Education Strategy for Kings Weston

Step 7: Funding opportunities

The current capital and revenue provisions for managing Kings Weston are insufficient for the care, restoration and management of the historic landscape and green infrastructure assets. It is recognised that this presents challenges in the allocation of declining BCC budgets.

Ways in which to increase revenue and capital funding should be identified and pursued. These could include Section 106, concessions and fees, and capital receipts from future property disposals, but would need to be ringfenced. As an important green infrastructure asset within the city, contributions from the Community Infrastructure Levy (CIL) should also be considered.

There are a number of grants potentially available to support conservation and restoration work at Kings Weston, including:

- Heritage Lottery Fund
- Woodland Grant
- English Heritage Grant Schemes
- Countryside Stewardship Scheme
- Avon Gardens Trust project grants

It must be noted that this Plan is aspirational and subject to future budgets. It has been written to provide an appropriate evidence base for potential grant applications in future.

Step 8: Delivering Conservation and Restoration

With a funding package in place, detailed design and specifications should be prepared. These would provide the appropriate information necessary to satisfy funders, and to tender and let contracts for the work. Completed works will require ongoing maintenance and management provision.

The conservation recommendations within the report should ideally be undertaken as part of a single comprehensive estate-wide process. However, until such a process is well in place then individual recommendations could be progressed for the early and ongoing delivery of conservation priorities.

A

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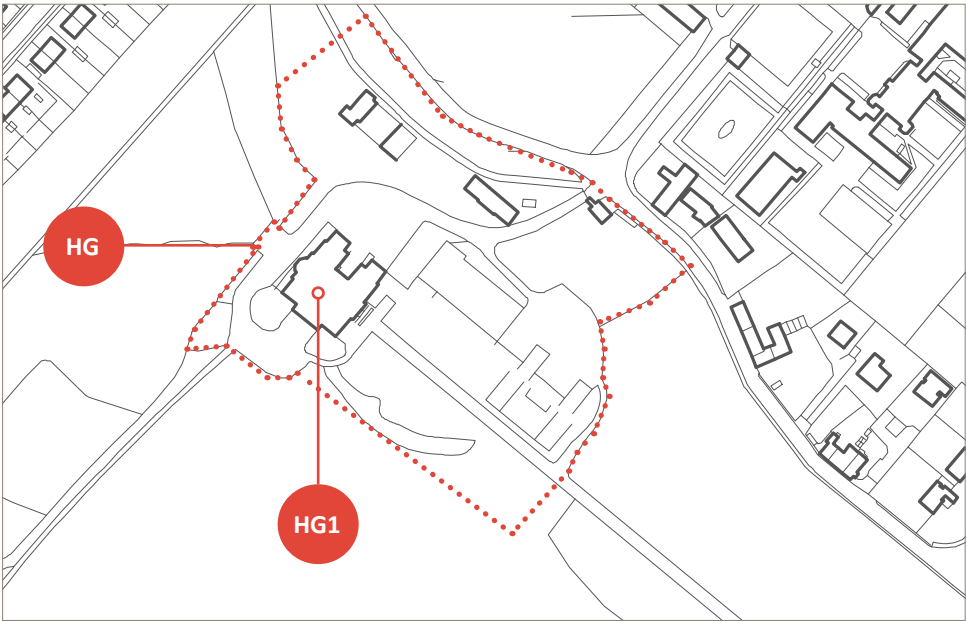
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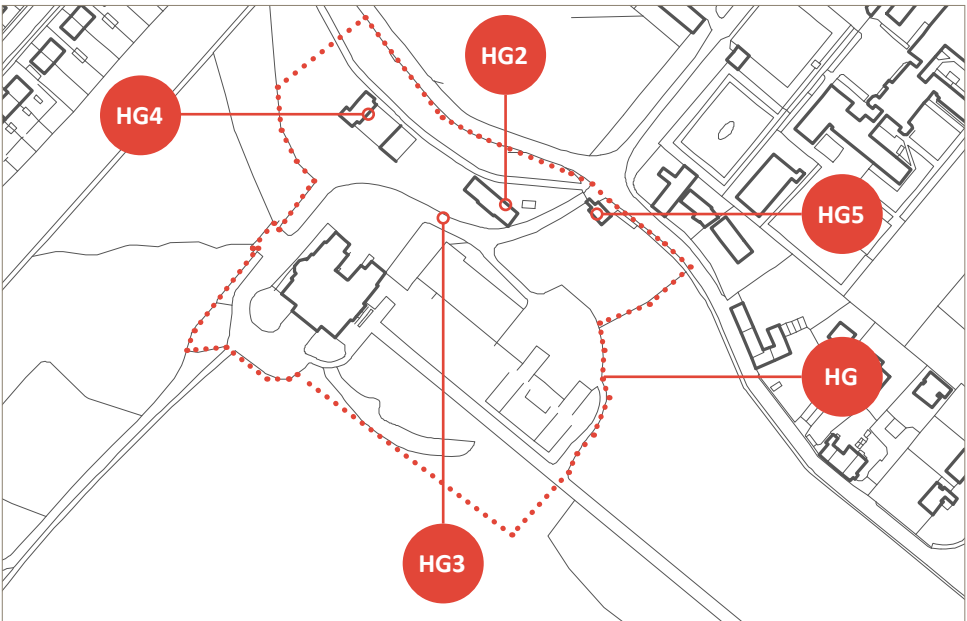
Appendix: Gazetteer

House and Grounds



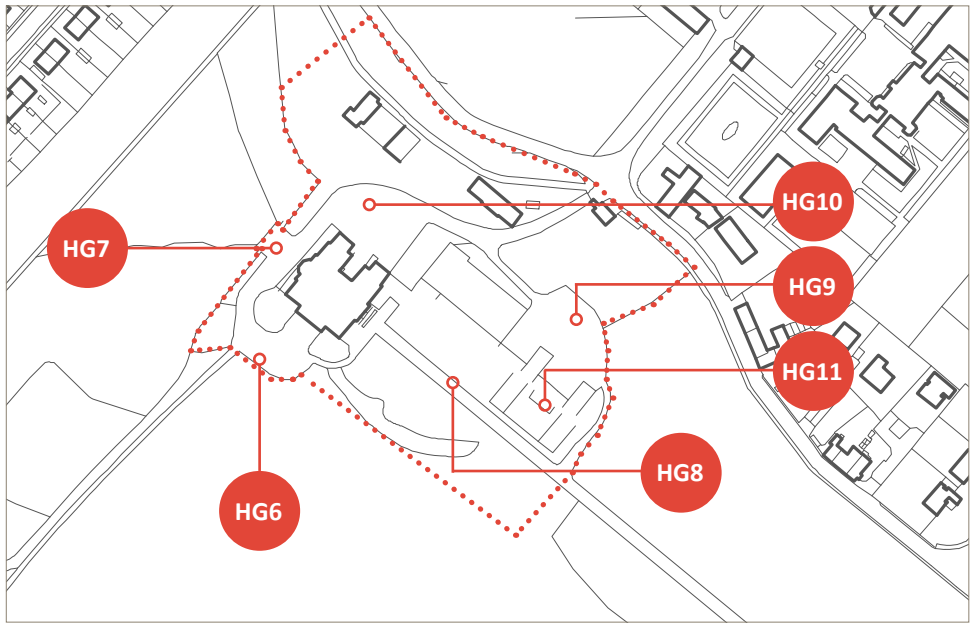
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
HG	House and Grounds Character Area	The main house and it’s immediate grounds and garden buildings. The original 17C layout of courtyards and formal gardens was later deformed in the 1760s by Brown and partially reformed in the late 19th century by the Miles family. Extensive views of Severn Estuary remain although heavily degraded by 20C industrial and residential development. Car parking in NE court and woodland are a 20C legacy of institutional uses.	18C 19C	Multiple	Grade II landscape Conservation Area SNCI, PROW	Open space with private business and residential uses	Evidential Associative Aesthetic	A	Progressive loss of historic character through low repair, maintenance and management Further adverse impact on views from the house to the Severn Estuary
HG1	Kings Weston House	By Sir John Vanbrugh for Edward Southwell. Limestone ashlar, ashlar ridge stacks, roof not visible. U-shaped double-depth plan. Baroque style. 2 storeys, attic and basement; 7-window range. Attached portico of 6 giant Corinthian columns, paired at the ends, steps forward at the top of a flight of steps, with flanking projecting ends, a cornice band under the attic storey, and a string below a full-width parapet with large, flaming corner urns; the small, central pedimented doorway has tapering pilasters and 2-leaf half-glazed door. Portico windows have semicircular heads and bracketed cills, with 6/6-pane sashes, and a lunette in the pediment; the ends each have 2 windows with segmental heads and flat surrounds. A chimney arcade of square stacks linked by semicircular arches and an impost band follows the plan of the house. SE front has a central section with steps up to a tripartite rusticated Doric doorcase with a wide, shallow pediment, alternate vermiculated jambs to a 19C 8/8-pane and flanking plate-glass sashes, with a large key rising through the open entablature; above is a large window with a cornice on scrolled brackets, flanked by semicircular-arched windows. Above the modillion cornice the attic string is broken by a keyed, semicircular-arched window, below a raised, bracketed parapet. NW front has a slightly projecting centre with a c1770 canted bay. Plainer rear NE elevation has a deep recess, reduced by Mylne, and the chimney ranges turn in on themselves.	Built: 1712-1720 Altered: c1764 by Robert Mylne c1840 by Thomas Hopper	Baroque	Grade I listed	Private business with residential: conference, events, café Public access enshrined in lease	Evidential Associative Aesthetic	A	Landscape setting of the house degraded further Vandalism/ theft of historic fabric Potential damage from historic yew trees adjacent main steps Loss of public access to the building Future off-site development may have the potential to adversely affect views from the house to the Severn Estuary and Welsh hills

House and Grounds



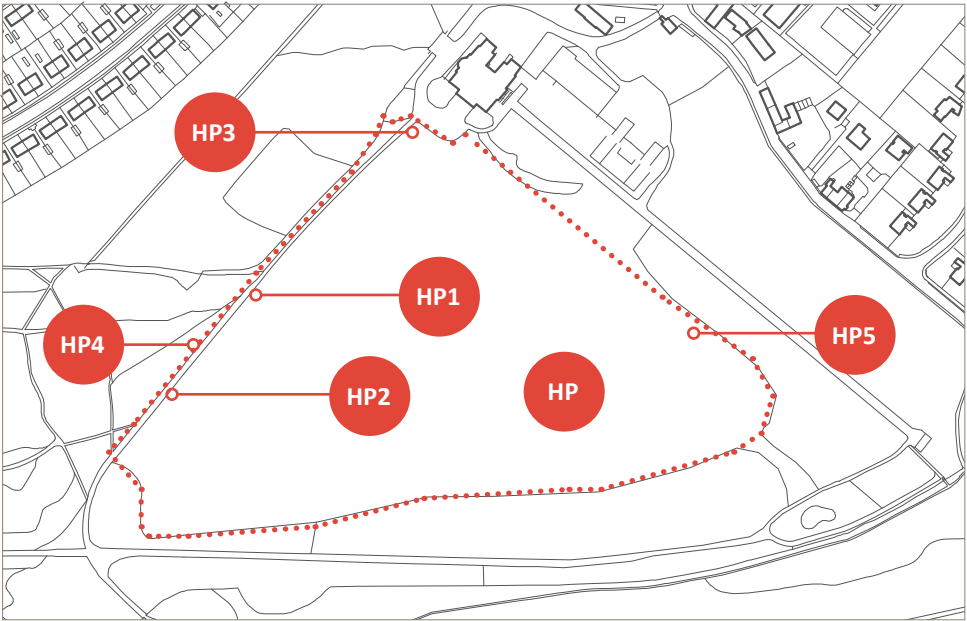
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
HG2	Brewhouse	By Sir John Vanbrugh. Right-hand wing rebuilt 1991. Limestone ashlar. Single-depth plan. 2 storeys; 9-window range. Symmetrical front has a projecting centre with semicircular-arched ground-floor windows linked by an impost band, and flanking wings with matching doorways in the inner sides of the wings; the central doorway has 2 large voussoirs and a tall key up to a deep sill of the lunette above; first-floor windows have cambered heads; moulded parapet coping to the wings, and machicolated arcade across the centre. Condition good	Built c1720 Restored and extended c1990	Baroque landscape	Grade I listed	Ornamental estate building with private residential use	Evidential Associative Aesthetic	A	Potential effect on historic character and fabric from inappropriate domestic property improvements Loss of relationship to main house and grounds
HG3	Brewhouse Gatepost	Pier. Limestone ashlar and rubble. Ashlar pier with cornice. Formerly part of the entrance to Kings Weston House (qv). Formerly with ball finial. Possibly dates to Vanbrugh era formal courtyard.	Late 17C Early 18C	Baroque landscape	Grade II listed	Gatepier to former courtyard	Associative Aesthetic	B	Potential for damage arising through inadequate repair and maintenance
HG4	Loggia and Banqueting House	Loggia. By Sir John Vanbrugh. Limestone ashlar, brick and limestone dressings. Rectangular plan. A pedimented facade with a Venetian opening of paired Corinthian columns in antis to an entablature and semicircular arch; modillion pediment with a blind lunette and statue blocks at the centre and either end. Attached to the rear are the red brick and ashlar quoins of the remains of the pre-Vanbrugh early C18 Banqueting House incorporated within a new single residential dwelling constructed c2000. Condition good	Built c1718	Baroque landscape	Grade I listed	An eye catcher intended for entertaining and to admire views. Private residential	Evidential Associative Aesthetic	A	Potential effect on historic character and damage to historic fabric arising through inappropriate domestic property improvements Loss of relationship to main house and grounds
HG5	Home Lodge and entrance gateway	Home Lodge to Kings Weston House and gateway adjoining Home Lodge. Rubble with limestone ashlar dressings, roughcast and pantile roof. Single-depth plan. 2 storeys; 2-window range. Blocked ground-floor windows, paired to the right; Wooden door (central pivot) within ashlar archway. Within current ownership of the main house. Rebuilt Bligh Bond early 20C . Stone gate possibly Mylne phase.	Late 18C Rebuilt c1900-1910	Picturesque landscape	Grade II listed	Entrance lodge. Unoccupied	Evidential Associative Aesthetic	B	Lack of viable use and occupation. Visually intrusive traffic management changes at Kings Weston Lane/ estate entrance. Poor visibility - damage to historic fabric from traffic accidents. Vandalism.

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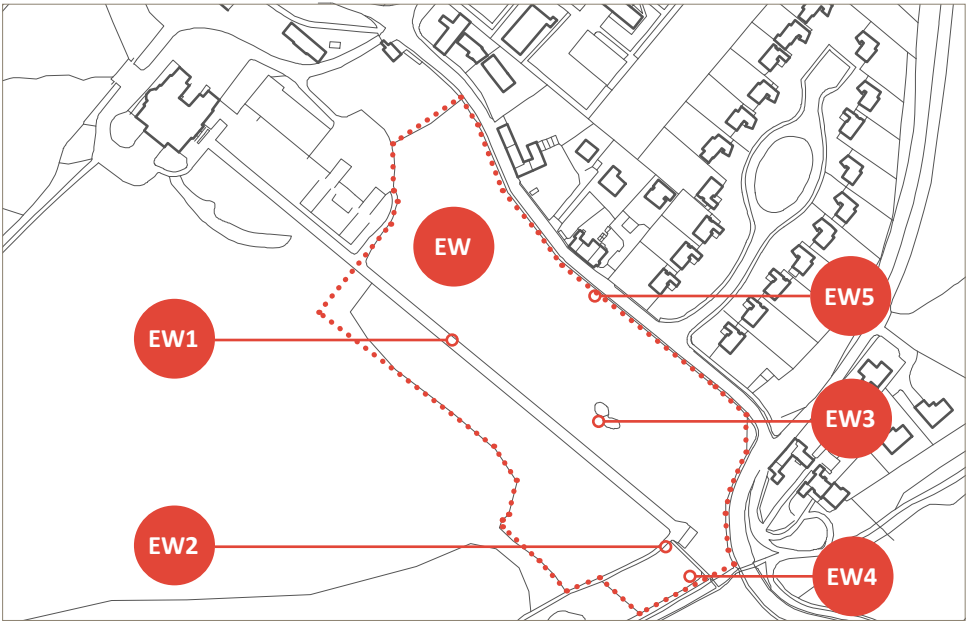
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
HG6	SW front (Site of the Great Court)	Grass area and gravel apron at the SW front of the main house. Original 17C form as a walled entrance court. Later remodelled by Vanbrugh c1720 and removed by Brown 1760s.	Late 17C Altered c1720 and 1760s	Formal restoration landscape	Grade II landscape	Private space with public access	Evidential Associative Aesthetic Communal	A	Loss of public access. Damage to potential garden archaeology. Potential root damage to main steps
HG7	NW front (Site of the Great Terrace)	Victorian retaining wall terrace constructed c1850 reflecting Vanbrugh's earlier Great Terrace c1720 which was removed in 1760s by Brown. Victorian terrace balustrade removed mid 20C	Early 18C	Baroque landscape	Grade II landscape	Garden structure Private space with public access	Associative Aesthetic	A	Loss of public access. Secondary woodland and scrub regrowth in adjacent areas. Future off-site development may have the potential to adversely affect views from the terrace to the Severn Estuary and Welsh hills
HG8	SE front (First parterre garden)	Grass area enclosed by the SE front of the main house, the derelict remains of 1938 school building and shrub borders. Bisected by axial path between the main house and Echo. Site of 17C parterre garden. Surviving ball in shell finial adjacent to end step. A 2nd finial lost since 1994 survey.	Early 18C	Baroque landscape	Grade II landscape	Private space with public access	Associative Aesthetic	A	Loss of public access. Potential loss/damage to garden archaeology. Theft of historic fabric.
HG9	Woodland car park	Broadleaved woodland dominated by sycamore with occasional false acacia (Robinia) and understory of cherry laurel and ivy. Informal car park within woodland clearing with compacted gravel surface.	20C	Institutional landscape decline	Grade II landscape	Private space with public access	Evidential Natural Aesthetic	D	Continued use of temporary storage containers. Potential loss/damage to garden archaeology
HG10	NE Front (Main car park)	Tarmac and compacted gravel car park on the site of earlier formal courts and estate buildings including the Vanbrugh, Mylne and Hopper kitchen ranges.	20C	Institutional landscape decline	Grade II landscape	Private space with public access	Evidential	A	Potential loss/damage to garden archaeology. Further decline in spatial and visual relationship between the Vanbrugh buildings
HG11	QEH School Building	Standing remains of the uncompleted 1938 building partly occupying the HG8 parterre space. Brick columns and window opening. Stone detailing.	1938	Institutional decline	Unlisted	Ruin	Historic Aesthetic Associative	Int	Declining structural stability of standing remains. Removal prior to recording.

Home Park



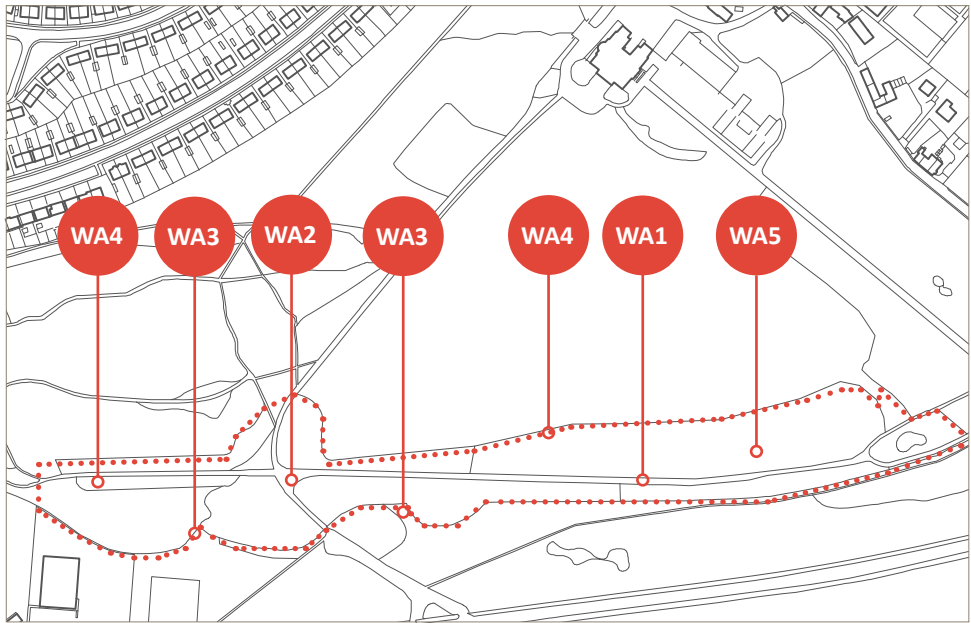
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
HP	Home Park	The large expanse of grassland partially enclosed by Echo Wood, The Walk and Penpole Wood and with Kings Weston House providing the main landmark. Expansive views to the west from the drive. Evidence indicates that it has always functioned as grass parkland.	Late 17C Early 18C	Formal restoration Baroque landscape	Grade II landscape SNCI Conservation Area	Public open space	Evidential Associative Aesthetic Communal Natural	A	Encroachment of scrub and secondary woodland growth at the Home Park edges Loss of historic views through scrub growth and encroachment
HP1	Principal avenue	Avenue of common limes (Tilia x europaea) lining the drive between the house and the rond-point. The oldest dating to mid/late 18C but with subsequent replanting in late 19C and early 20C and forming a remnant of the Great Avenue which extending SW from the house late 17C.	Mid 18C	Baroque English landscape	See HP1	Public open space	Evidential Associative Aesthetic Natural	A	Failure of historic avenue trees
HP2	Carriage drive	Former parkland carriage drive along the western edge of the Home Park linking the main house with The Walk. The drive width has been reduced to a 2m wide path although a metalled surface to 3-4m width is evident in places. Estate rail fence installed c2001	Early 18C	Baroque	See HP1	Public open space	Evidential Associative Aesthetic	B	Uncontrolled/ unmanaged use of parkland drive
HP3	Fence stone	Limestone bollard fence post. Heavily eroded. Internal iron strap exposed. Similar but not identical to 'J Henley's Fence Stones' drawing	Early 18C	Baroque	Unlisted See HP1	None	Evidential Associative	B	Risk of frost, damage, theft
HP4	Stone balustrade remains	Limestone ashlar pieces are the discarded remains of the balustrades of Bristol Bridge. Brought to Kings Weston c1850 at the time of the Victorian reformalisation of the great terrace.	c1850	Landscape re-formalisation	Unlisted See HP1	None	Evidential Associative	C	Risk of frost, damage, theft, loss
HP5	Fire pond	Circular pond at edge of Home Park. Stagnant. Possible fire pond for wartime encampment	c1940	Institutional	See HP1	None	Evidential	C	

Echo Wood



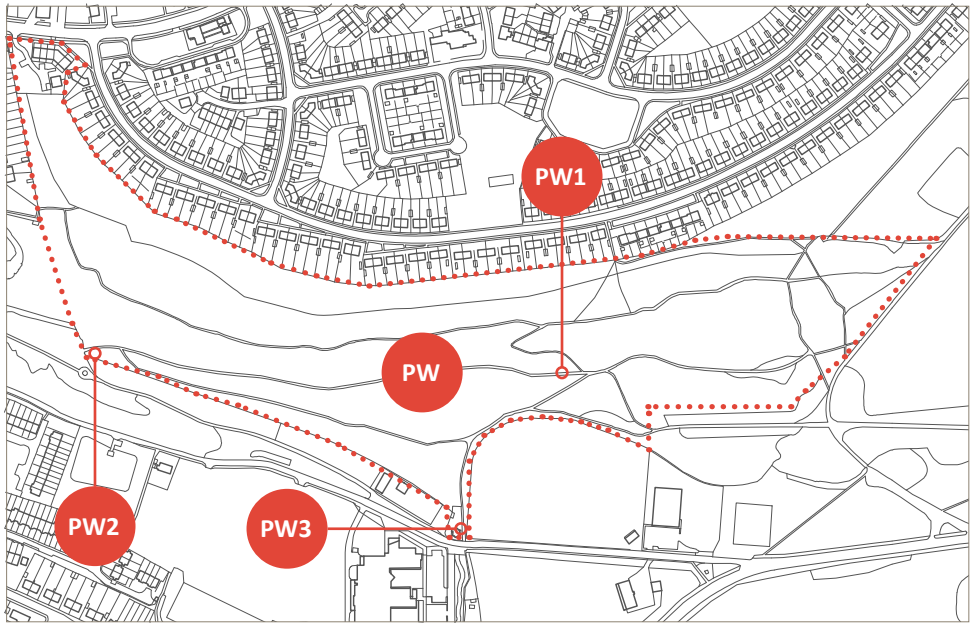
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Specific Designation	Function	Conservation values	Level of Significance	Vulnerability
EW	Echo Wood	Woodland walk linking Kings Weston House with the Echo. Woodland canopy growth has progressively limited both the width of the space and views between the house and Echo.	c1720	Baroque	Grade II landscape SNCI Conservation Area	Grade II	Evidential Associative Aesthetic Communal	A	Ongoing loss of spatial/visual relationship between house and Echo. Potential loss/damage to garden archaeology
EW1	Echo Walk	Compacted gravel surface walk linking main house with the Echo laid out c1720 partly on layout of an earlier 17C formal garden. Remains of late 19C/early 20C surface drainage at walk edges.	c1720	Baroque	-	Grade II	Evidential Associative Aesthetic	A	Ongoing loss of spatial/visual relationship between house and Echo
EW2	The Echo	The Echo, approximately 300 metres south-east of Kings Weston House. Loggia by Sir John Vanbrugh for Edward Southwell I. Limestone ashlar and rubble. Steps up to 3 raised semicircular arches with rusticated jambs, alternately vermiculated, and tall keys up to the cornice; 3 blind balustrades above separated by dies with vermiculated panels, and urns with twisted finials. At the back are 3 niches.	c1720	Baroque	Grade I listed	Garden building	Evidential Associative Aesthetic	A	Ongoing loss of spatial/visual relationship between main house and Echo
EW3	Echo Ponds	Two linked, concrete-lined ponds within the woodland. Heavily overshadowed with cherry laurel. Little obvious invertebrate life and a lack of aquatic plants	20C	Landscape re-formalisation	Unlisted	Garden feature	Evidential Aesthetic	C	
EW4	The Terras	Limestone and blue lias rubble stone wall forming a raised terrace walk with views of the Little Park character area. The wall has failed in several places and self seeded sycamore close to the wall is causing potential structural damage.	c170c	Baroque	Unlisted	Garden structure	Evidential Associative Aesthetic	A	Ongoing loss of fabric through vegetation/root damage
EW5	Boundary Wall	Pennant rubble limestone wall with some sandstone. <2m tall forming estate boundary with Kings Weston Lane. Partly rebuilt with brick capping	18C	English landscape	Unlisted	Garden structure	Evidential Associative Aesthetic	C	Loss/damage through traffic impact

The Walk



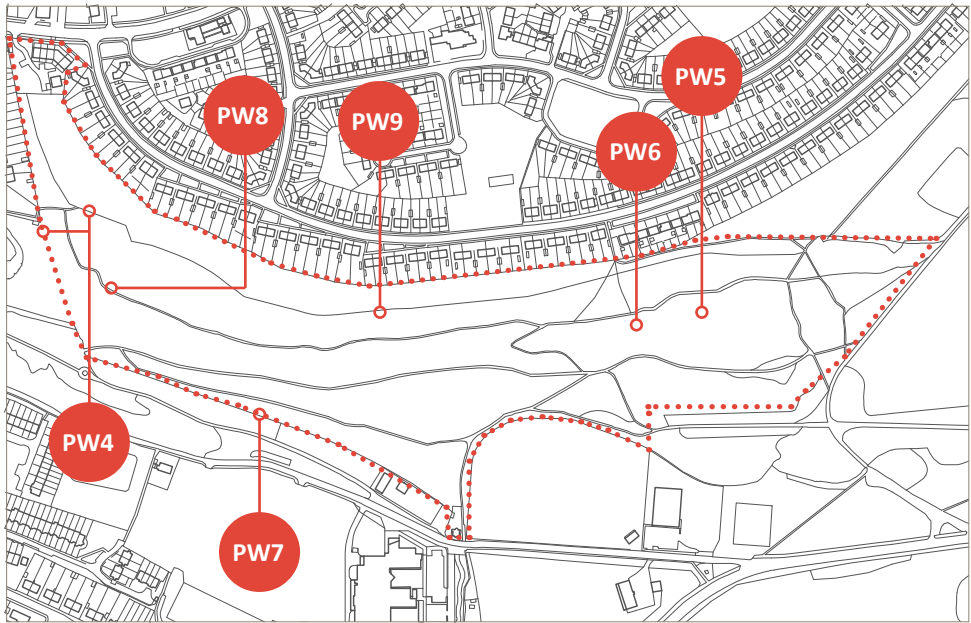
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
WA	The Walk character area	Mixed woodland belt and walk along crest of the limestone ridge with limited elevated views of adjacent parkland areas on the site of earlier 18C avenue planting	17C Mid 19C	Baroque landscape Landscape reformati- sation	Grade II landscape Conservation Area SNCI	Public open space	Evidential Associative Aesthetic Communal Natural	A	Progressive growth of secondary woodland at edges of adjacent character areas
WA1	The Walk Avenue (east)	Mid 19C replanting of an early 18C tree avenue. Mixed Sweet chestnut	Mid 19C	Baroque Landscape re- formalisation	-	Tree feature	Evidential Associative Aesthetic	B	Secondary woodland growth
WA2	The Circle	Woodland clearing on the site of a planted Rond-point (circle) tree feature	Early 18C	Baroque landscape	-	Tree feature	Evidential Associative Aesthetic	B	Progressive growth of secondary woodland within Rond-point.
WA3	Boundary bank and ditch	Partially infilled ditch and earth bank dividing The Walk from Shirehampton Park with sections of remnant hawthorn/hornbeam hedge. The eastern section suggests a ha-ha cut into the natural rock	Early 18C	Baroque	Unlisted	Earthwork	Evidential Associative	B	Potential loss/damage to garden archaeology
WA4	The Walk Avenue (west)	A 150m long straight avenue of lime trees (Tilia x europaea) replanted early 20C on the site of an earlier avenue dating to c1720.	Early 18C	English landscape	-	Tree feature	Evidential Associative Aesthetic	B	Failure of mature trees
WA5	Wartime remains	Brick and concrete slab structures and manhole chambers are the remains of the WWII encampment. The structures are partly overgrown with ivy and secondary woodland but contrast with the smooth landform of the ridge line.	1939-1945	Institutional landscape decline	Unlisted	Public open space	Evidential Communal Associative	C	Removal prior to effective assessment and recording

Penpole Wood



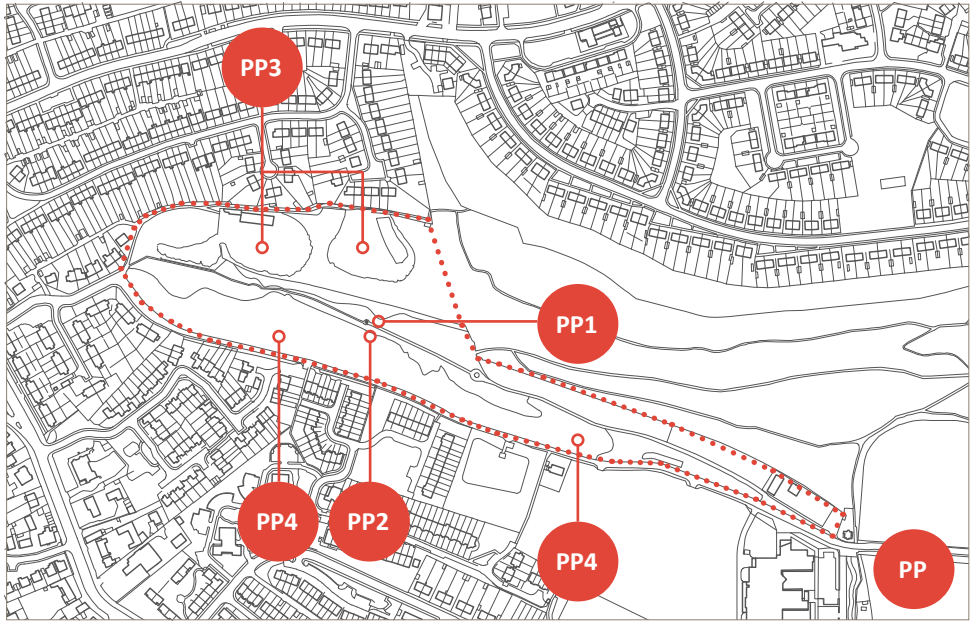
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
PW	Penpole Wood character area	A semi-natural designed woodland occupying the summit and northern slope of the ridge between Penpole Point and the Home Park character areas.	18C	Formal restoration Baroque English landscape Re-formalisation	Grade II landscape Conservation Area SNCI	Public open space	Evidential Associative Aesthetic Communal Natural	A	Loss/ damage/vandalism to surviving historic features. Lack of woodland management
PW1	Rides and Paths	Network of historic rides and paths through Penpole Wood. The principal drive runs from the Home Park avenue, along the summit of the ridge to the site of Penpole Lodge (PW3). Parallel to this runs a lower path with series of remnant designed features including the quarry garden (PW5), lime circle (PW6)	18C	Baroque English landscape Re-formalisation	Unlisted	Public open space	Evidential Associative Aesthetic	B	Loss of historic rides and paths through vegetation growth, erosion etc.
PW2	Penpole Lodge	The ruins of the former 'Breakfast Room'; a gate lodge designed by Sir John Vanbrugh c1720 and replacing an earlier structure.	Built c1720 Demolished 1952	Baroque	Unlisted	Ruin	Evidential Associative Aesthetic	B	Loss/damage/theft of surviving features. Further damage from self seeded trees Lack of interpretation
PW3	Wood Lodge	Cottage. Render with ashlar stack and a tile and pantile roof. Picturesque style. Single storey and attic; 1-window range. A rustic verandah in the left end gable over the door, now blocked; a central semicircular bow to the front has a tiled roof and 3 casement windows, an eaves dormer above, and barge boards to the gable and dormer. One of the lodges to Kings Weston. Previously a rustic lodge, possibly by Thomas Wright but remodelled c1820.	Built c1750 Adapted 1820	English landscape	Grade II listed	Private residential	Evidential Associative Aesthetic	B	Building in private ownership - not assessed

Penpole Wood



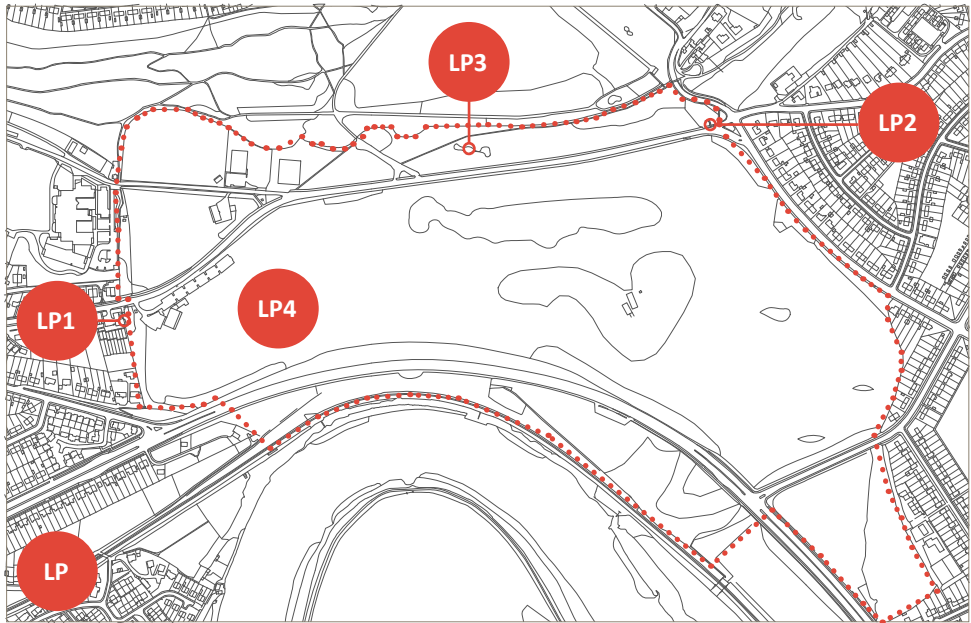
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
PW4	Site of Estate Cottages	Remains of two gamekeepers cottages	19C	Picturesque	Unlisted	Ruin	Evidential	C	Loss/damage/theft of surviving historic fabric
PW5	Site of Quarry Garden	Former estate quarry working. The 1772 Taylor plan suggests a network of informal paths and ornamental planting although, with the exception of some remnant shrubs, there is no practical surviving evidence	Late 18C	English landscape	Unlisted	Public open space	Evidential Associative Aesthetic Natural	A	Potential loss/damage to garden archaeology
PW6	Lime circle	Mound feature planted with a 8m diameter circle of 9 lime trees planted at 2.5m centres. 3 of the limes have been vandalised and survive as stumps showing some basal regrowth. The steep sides and informal paths make access difficult, but the mound provides views along the quarry PW6	18C with later probable replanting	English landscape	Unlisted	Tree feature	Evidential Aesthetic Natural	A	Loss of surviving trees through vandalism/storm damage
PW7	Estate wall	18C coursed rubble stone estate boundary wall <1.5m between Penpole Point and Penpole Wood. Fragmentary lengths still standing.	18C	English landscape	Unlisted	Built structure	Evidential	B	Loss/damage/theft of surviving historic fabric. Damage from adjacent root plates. Stability of standing remains adjacent to public paths
PW8	Ruined building	Dressed stonework suggests remains of earlier building. Possible octagonal form	18C	Baroque(?)	Unlisted	Unknown but possible garden building	Evidential Aesthetic	B	Loss/damage/theft of remaining historic fabric
PW9	Stone seat features	2 stone features along the lower path. The first is a single seat formed from 2 rocks, the second a rock outcrop with a seat form. Likely to be designed features	18C	Baroque(?)	Unlisted	Garden feature	Evidential Aesthetic	B	Loss/damage of surviving historic fabric. Vandalism

Penpole Point



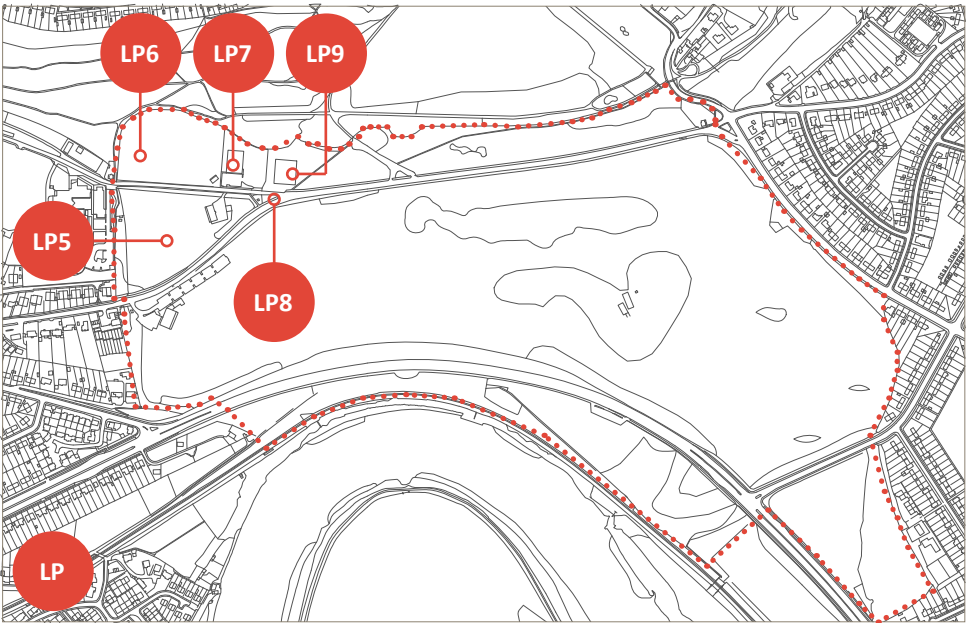
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
PP	Penpole Point character area	Elevated ground marking the end of the Kings Weston limestone ridge and overlooking Shirehampton, Pill, Avonmouth and the Bristol Channel. A grass ride runs from Penpole Lane along the ridge line as it descends towards Shirehampton village, and is enclosed by a secondary woodland dominated by sycamore and ash with occasional holm oak.	Mid 17C	Formal restoration landscape	Grade II landscape Conservation Area SNCI	Public open space	Evidential Aesthetic Illustrative	A	Ad hoc redevelopment of sports facilities at Penpole Lane Ongoing encroachment of scrub and secondary woodland
PP1	Penpole Dial	Sundial. Limestone ashlar with a cast-iron seat. Octagonal plan. A thick stone shaft has a plinth, rebated possibly for a wooden seat, and moulded top with a fleur-de-lys pointing roughly due north. A later iron seat encircles the base. HISTORICAL NOTE: situated on a prominent point overlooking the Bristol Channel and mouth of the River Avon, and forming part of the park of Kings Weston House	Mid 17C	Formal restoration landscape	Grade II	Landmark structure	Evidential Illustrative Aesthetic	A	Vandalism Loss of views to River Avon and Severn Estuary
PP2	Trig Point	An Ordnance Survey Triangulation Pillar formed in concrete. Damaged and no longer in use.	Mid 20C	Institutional landscape decline	Unlisted	Landmark structure	Evidential	D	-
PP3	Penpole Quarries (North side)	Site of two former quarries. Fenced. Last recorded location of Bristol Rock Cress population	Mid-late 19C	-	SNCI	Former mineral working	Evidential	C	loss of Bristol Rock Cress habitat through overshadowing of rock face habitat
PP4	Penpole Quarries (South side)	Rough ground. Former quarry workings on the south facing slopes of Penpole Point. Scrub woodland with holm oak.	Late 18C	-	SNCI	Former mineral working	Evidential Aesthetic	C	Development of secondary/scrub woodland - loss of open aspect

The Little Park



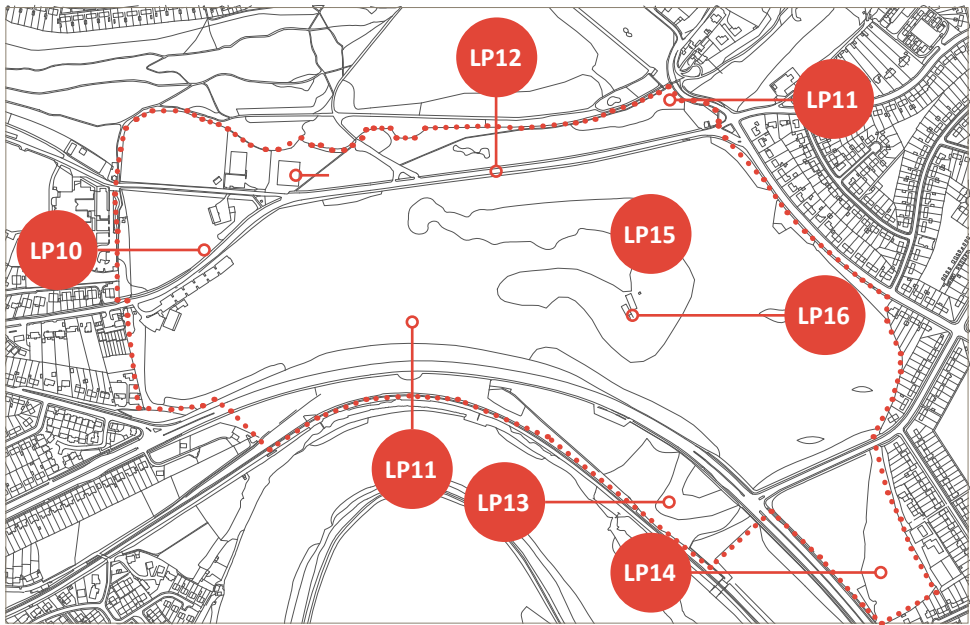
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LP	Little Park Character Area	Land extending south of the Kings Weston ridge line and sloping towards the banks of the River Avon. It is considered as having four sub-areas: Penpole Lane, Shirehampton Park, Shirehampton Park Golf Club, and Crab Tree Slip with Three Acre covert	Late 18C	English Landscape	Grade II landscape SNCI Conservation Area	Formal and informal recreation	Evidential Associative	B	Loss of remnant parkland trees and grassland habitat/character through intensive sports ground management.
LP1	Shirehampton Lodge	Lodge, now cottage. 1767-1771. Roughcast with brick gable end stacks, slate and pantile roofs. 2-cell, single-depth plan. Single storey; 3-window range. A timber Tetrastyle Doric portico with oculus in the pediment fronts the road, over a fully-glazed door flanked by 2/4-pane sashes. Attached at the rear is a taller, coped gabled block, with a single-storey right-hand porch.	c1767-1771	English Landscape	Grade II	Residential	Evidential Associative Aesthetic	B	Building in private use - not assessed
LP2	Park Lodge	Stucco with limestone dressings, rendered ridge stack and pantile roof. Double-depth plan. 2 storeys; 2-window range. Symmetrical front has semicircular-arched casement windows with ashlar surrounds, paired on the ground floor, and rising into gable dormers on the first floor; a small gabled porch on the right-hand end with semi-circular arches, to a 20C door; paired diagonally-set stacks.	c1768-1790	English Landscape	Grade II	Residential	Evidential Associative Aesthetic	B	Building in private use - not assessed
LP3	Shirehampton Park	A linear bank of attractive parkland landscape running adjacent to and including Shirehampton Road and its associated mixed avenue	18C	English Landscape	Grade II landscape	Informal recreation	Historic Aesthetic	B	Historically insensitive traffic management proposals. Scrub encroachment of grassland
LP4	Shirehampton Golf Club grounds	An 18 hole golf course landscape on sloping land between Shirehampton Road and the A4 Portway. The centre of the site is characterised by the Longcombe; a dry valley with wooded slopes	1772 1904	English Landscape	Grade II landscape	Formal recreation	Historic Aesthetic Communal Evidential	C	Further loss of remnant grassland habitats Further 20C amenity tree planting

The Little Park



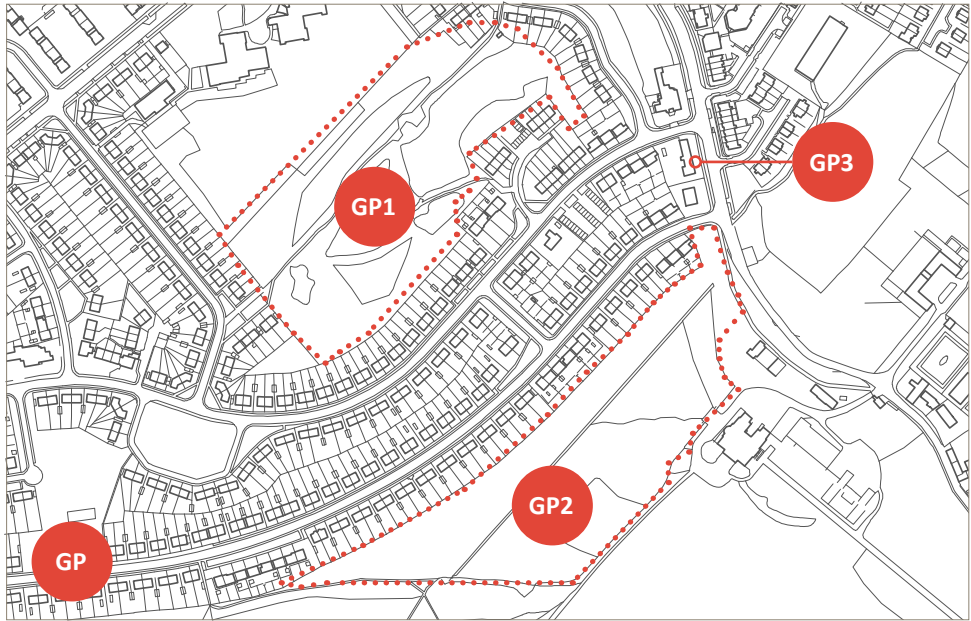
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LP5	Shirehampton Cricket Club grounds	Recreation sports ground used for cricket and football. Two storey clubhouse in south east corner (late 20C). Intensively mown grassland. Deciduous hedgerow with mature oak specimen form boundary to Penpole Lane edge. Site is enclosed by Penpole Wood on north and west edges. East hedged boundary shared with adjacent Karakal warehouse plot. Land owned by BCC.	1904	Re-formalisation	Conservation Area	Golf club grounds	Communal Evidential	C	Future re-development, expansion and/or intensification of the site. Insensitively designed club facilities
LP6	Twyford House Cricket Club grounds	Recreation sports ground for cricket. Single storey brick clubhouse (late 20C) in eastern corner. Intensively mown grassland. Deciduous native hedgerow boundary on three sides. Land owned by National Trust.	1904	Re-formalisation	Conservation Area	Cricket club	Communal Evidential	C	Future re-development, expansion and/or intensification of the site. Insensitively designed club facilities
LP7	Karakal warehouse	Single storey warehouse building (late 20C), associated informal car parking. Large spoil heap in northern corner of the site. The south east corner lies within the line of the Great Avenue.	Late 20C	Institutional decline	Conservation Area	Warehouse building	Evidential Historic	Int	Impact on historic landscape through future redevelopment of the site
LP8	War Memorial	Stone memorial with cross	1921	Philanthropy & recreation	Unlisted	Commemorative	Communal	C	-
LP9	Disused tennis courts	Disused tennis courts within line of the Great Avenue. Remnant chainlink fencing posts and self seeded sycamore saplings.	Mid 20C	Philanthropy & recreation	None	Social	Communal Evidential	Int	Further secondary vegetation growth along edges
LP10	Rush Pool	Former pond for grazing livestock. No standing water	18C	English landscape	Unlisted	Cricket club grounds	Evidential Natural Historic	C	Low vulnerability in current state

The Little Park



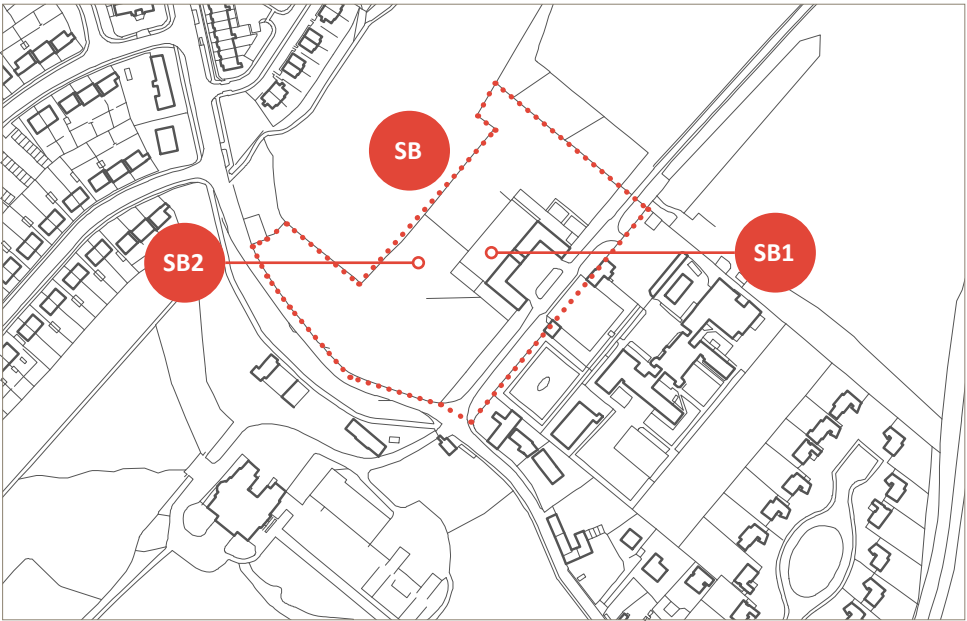
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LP11	Boundary marker stones	County boundary stones	1904	-	Grade II Listed	Marker	Evidential Historic	C	Obscured by unmanaged vegetation. Potential for damage from mowing equipment
LP12	Milestone	Pennant stone and cast-iron. Inscribed TO BRISTOL 4.	19C	-	Grade II Listed	Marker	Evidential Historic	C	Potential damage from mowing equipment
LP13	Crabtree Slip	Small semi-natural species rich woodland with two outlying areas of herb rich grassland. Publically accessible but use limited by the heavily trafficked Portway. Land owned by NT	18C	English landscape	SNCI	Public open space	Natural Evidential Historic	C	Potential loss through changes to land management
LP14	Three Acre Covert	Sylvan Way Open Space. Broad-leaved scrub woodland in eastern half. Semi-improved neutral grassland enclosed by native hedgerow in western part.	18C	English landscape	SNCI	Public open space	Natural Evidential Historic	C	Potential for future redevelopment. Loss of hedgerow through any future highway changes.
LP15	Longcombe and Conger Hill	Longcombe and Conger Hill	18C	English landscape	Registered landscape	Formal recreation	Aesthetic Natural Historic	B	Requires positive woodland management and interpretation. Potential loss through changes to golf course management.
LP16	Longcombe Pond	18C pond and spring head (Groundkeepers depot - a utilitarian 20C maintenance shed for golf club use)	18C (20C)	English landscape (Institutional decline)	None	Formal recreation (Golf club main-tenance)	Aesthetic Natural Historic	C (INT)	Further insensitive adaptation/ extension of adjacent depot

The Great Park



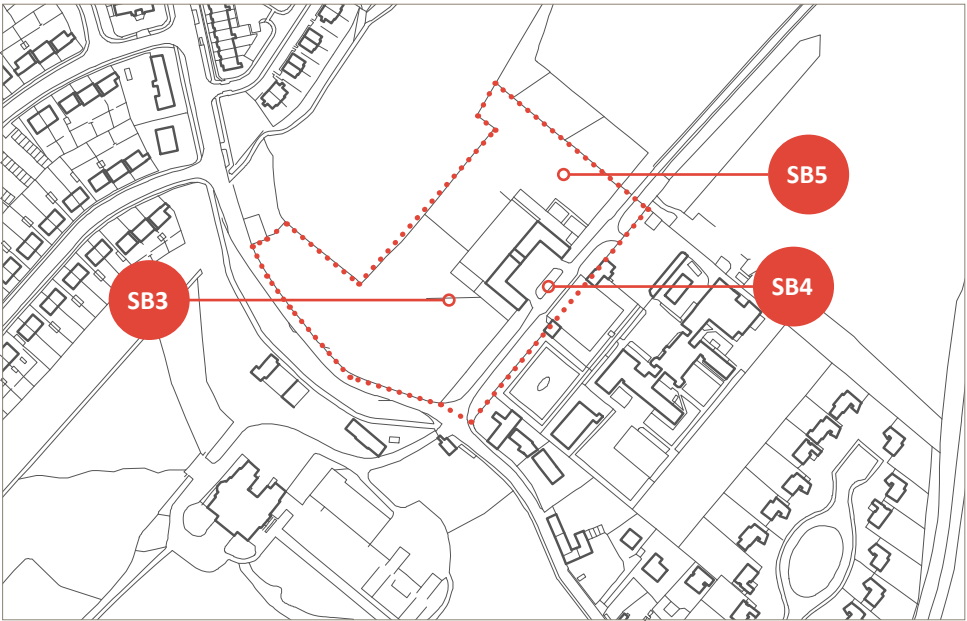
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GP	The Great Park Character Area	Land between the Great Terrace at Kings Weston House and Long Cross Road. It includes surrounding inter-war housing at Mancraft Avenue and Barrowmead Drive	18C	Baroque English landscape	Grade II registered	Open space	Aesthetic Historic Natural	-	Reduced management of outlying areas.
GP1	The Tump	A roughly rectangular outlying knoll within the line of the principle north west view from Kings Weston House. Predominantly mature secondary woodland, species rank grassland and bramble scrub, with a small area of relict calcareous grassland.	18C	English landscape	Grade II registered SNCI	Public open space	Aesthetic Natural	B	Further scrub encroachment leading to loss of grassland areas. Risk of vandalism and flytipping.
GP2	The Terrace Meadow	North west facing grassland slope between the Terrace and residential properties at Mancroft Close. Extensive bramble encroachment has been recently reduced (Feb 2013) and should continue.	18C	English landscape		Public open space	Evidential Associative Aesthetic Natural	B	Lack of maintenance and management leading to encroachment of bramble scrub and secondary woodland growth.
GP3	Home Farmhouse	House, now divided into 3. C18. Limestone rubble with brick ridge and gable stacks and a pantile roof. Double-depth plan. 2 storeys; 7-window range. In 3 sections along falling ground: the right-hand end has 3 storeys and a 2-window range, with a central doorway, single left-hand window, 2 above, and a central ridge stack; the right-hand return has cambered heads to 3 ground- and first-floor windows, and single second-floor window. The central section has the roof raised above the flanking ones, a symmetrical front with a 6-panel door and 2 eaves dormers. 3-window left-hand section. C20 casements with horizontal glazing bars. INTERIOR not inspected.	18C	English landscape	Grade II listed	Residential	Evidential Associative Aesthetic	B	Potential fabric decline through reduced building maintenance. Risk of future development of highway frontage for vehicle parking.

Stable Block and Gardens



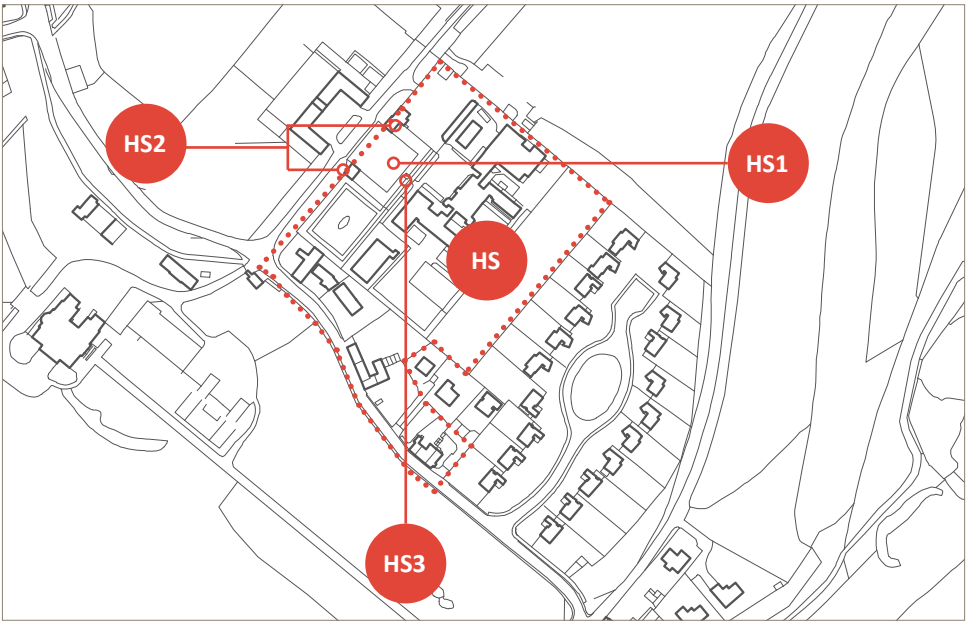
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
SB	Stable block character area	Character area defined by the presence and distinctive layout of the Mylne-designed stable block with associated former stable yard/ garden areas to the north and south	Late 18C	English landscape	Grade II registered. SNCI	Historic domestic	Aesthetic Historic Evidential	B	Loss of built fabric through unmanaged vegetation growth.
SB1	Stable Block	Stables By Robert Mylne. Limestone ashlar and slate roof. 3 sides to a quadrangle, single-depth plan. 2 storeys; 14-window range. A symmetrical arrangement with a tall central semicircular archway in a pedimented gatehouse with a clock; either side are arcades of 3 semicircular arches linked by impost blocks with 6/6-pane ground-floor sashes and lunettes in the arches, and 4-arch arcades extending forward with vehicle doorways at the end; cornice and parapet. Pedimented end gables have blind semicircular arches and flat-headed niches around them and a blind oculus in the pediment. INTERIOR: rebuilt within the original walls for police accommodation in 1959. SUBSIDIARY FEATURES: attached rubble walls extend approx 50m NE and SW of front wings, with central gateways with capped piers, and terminating in piers formerly with ball finials. Formerly the stables to Kings Weston House. The attached walls mirror those attached to the lodges of the former kitchen garden opposite.	1763	Engllish landscape	Grade II* listed (including attached garden walls)	Institutional Pending residential development	Aesthetic Historic Evidential Communal	A	Further decline in building fabric prior to appropriate consented re-development. Inappropriate boundary detailing with adjacent stable yard spaces
SB2	Ice House	Limestone rubble. Domed icehouse with round-arched entrance. Formerly the icehouse for Kings Weston House	c1765	English landscape	Grade II	Relict feature	Evidential Historic Aesthetic	B	Further decline in building fabric. Risk of vandalism

Stable Block and Gardens



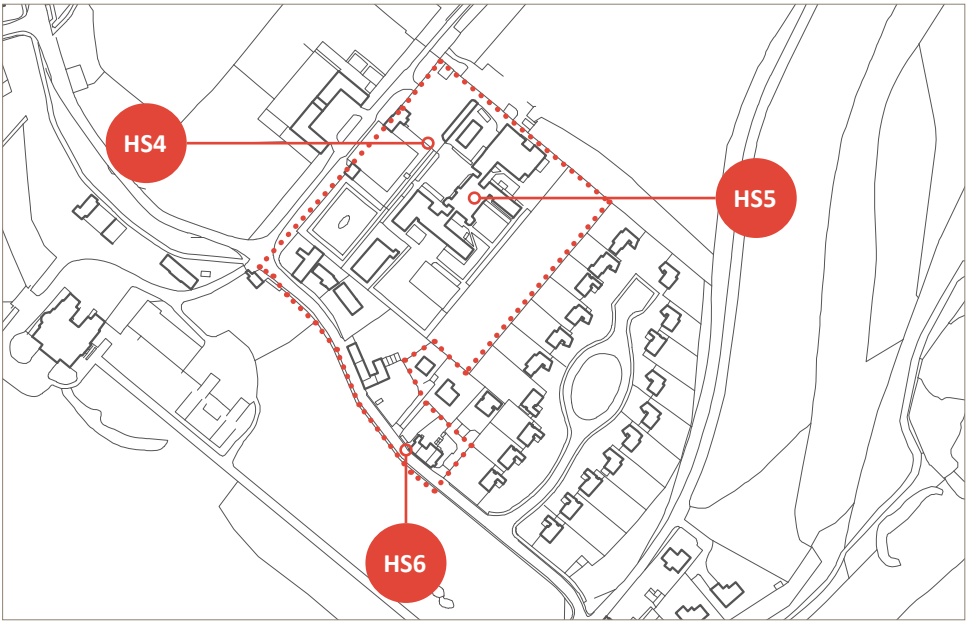
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
SB3	Stable Block Gardens (site of Mylne hothouse)	Former functional garden space now overgrown with secondary woodland/ scrub. The garden walls and gate piers along the Napier Miles Road frontage are in a poor state of repair. Surviving mature beech to the rear of the Stables is a long established feature	c1765	English landscape	Grade II landscape	Former garden space	Evidential Historic Aesthetic Natural	B	Isolated landscape compartment lacking maintenance, management and casual surveillance
SB4	Gas Lamps	Pair of gas lamp posts. Cast-iron. Bases and fluted shafts. Presumed to have been bought from the City Council when the stables were converted in 1959.	Mid 19C	Insitutional landscape decline	Grade II	Decorative	Historic Aesthetic	C	Loss/damage of historic feature
SB5	Woodland yard	Former functional stable yard space now overgrown with secondary woodland/ scrub. The garden walls and gate piers along the Napier Miles Road frontage are in a poor state of repair.	1763	English landscape	Grade II landscape	Former	Evidential Historic Natural	C	Isolated landscape compartment lacking maintenance, management and casual surveillance

The House in the Garden



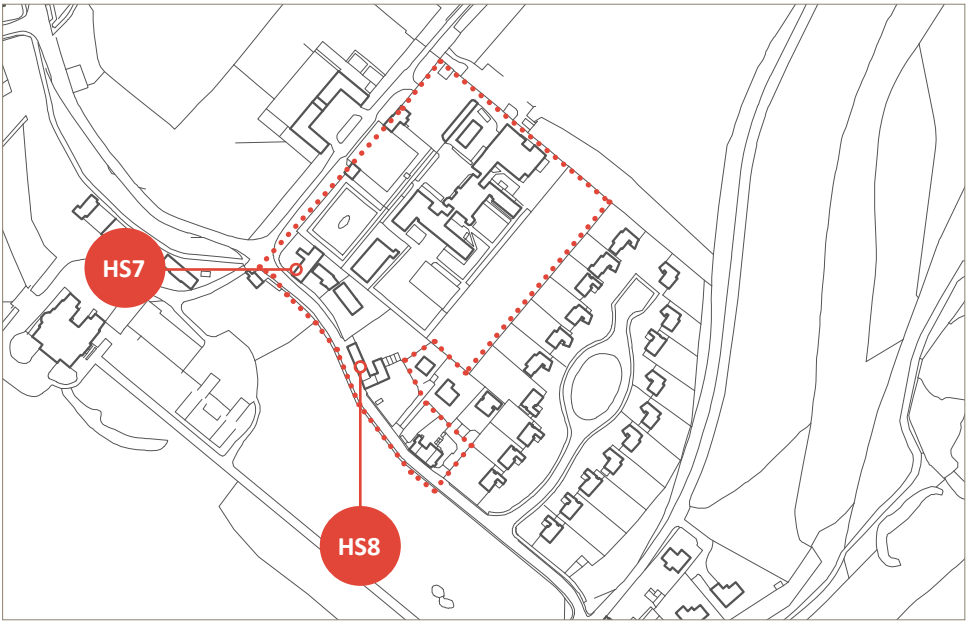
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Conservation values	Level of Significance	Vulnerability
HS	House in the Garden character area	Former kitchen gardens and estate buildings lining Kings Weston Lane. The kitchen gardens are now the grounds of Kingsweston School. The House in the Grounds is the principal school building and playgrounds, additional classrooms and car parking have been inserted within the garden spaces.	1765 1938	English landscape	Grade II registered historic landscape	School grounds Private residential	Evidential Associative Aesthetic	A	Potential for future change in use and fragmentation of the school site to e.g. residential use. Inadvertent removal of stored historic fabric from the school grounds during improvements/repairs
HS1	Pond	Forms part of the HS2 listing	1765	English landscape	See HS2	School grounds	Evidential Associative Aesthetic	A	Decline of historic fabric through minimal maintenance/ repair
HS2	Two Lodges	By Robert Mylne. Symmetrical plan of a central square pond surrounded by garden wall, and flanked by the 2 square lodges. Lodges are 2 storeys; 3-window range. Pedimented ashlar lodges, blind to the road, with sash windows and door from the garden; tall brick garden walls ramped up over ashlar semicircular arches to the sides and middle of the back wall.	c1768	English landscape	Grade II* listed Heritage at Risk Register Grade 1 Priority B	School grounds	Evidential Associative Aesthetic	A	Lack of viable use with ongoing decline in historic fabric.
HS3	Bewys Cross	Limestone ashlar cross shaft on a stepped square base. Dates to c14th century but relocated to Kings Weston estate	19th century	Victorian/ Edwardian landscape phase	Grade II listed	School grounds	Evidential Associative Aesthetic Communal	B	Loss/damage to historic feature

The House in the Garden



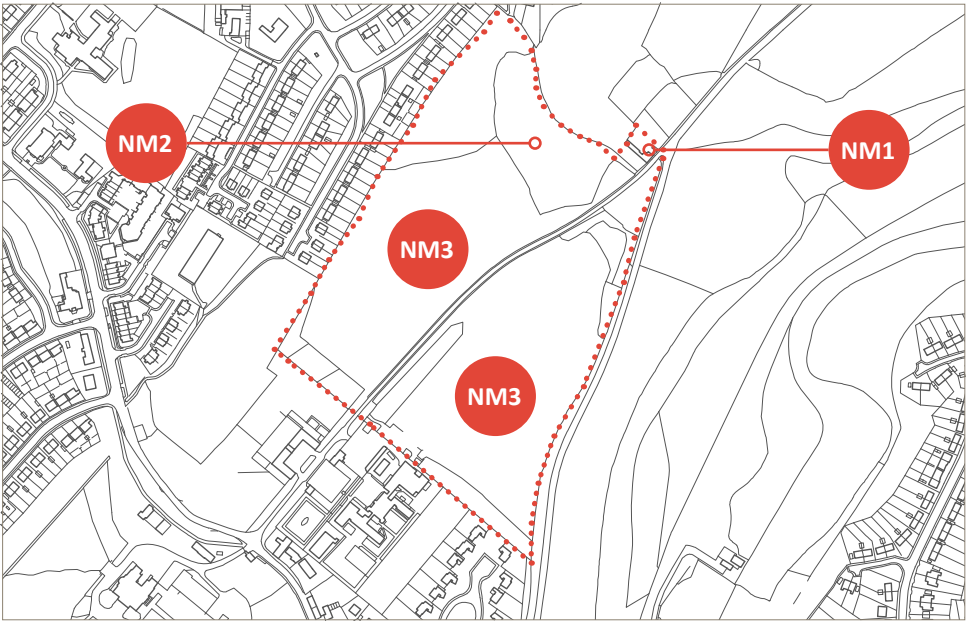
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Significance	Level of Significance	Vulnerability
HS4	Garden walls	The walls originally enclosed the kitchen garden of Kings Weston House. Flanking rubble walls to the road extend approx 50m NE and SW from each lodge, with central gateways, the right-hand one blocked, left-hand one has steel spear-headed gates, with capped ashlar piers, and piers at each end, that at the SW end with a ball finial. Brick walls extend back from the road enclosing rectangular gardens.	c1765	English landscape	Grade II* listed (with lodges) Heritage at Risk Register Grade 1 Priority B	School grounds	Evidential Associative Aesthetic	B	The need for ongoing maintenance repairs to ensure long term stability.
HS5	House in the Garden	House constructed 1938 for Mrs Napier Miles following the sale of the main house. Set within former kitchen gardens. Now a school for children with special educational needs. Setting marred by 20C residential and educational buildings appearing above the height of the garden walls	1938	Institutional landscape decline	Conservation Area. Unlisted in it's own right but historical association with Kings Weston House	School	Evidential Associative Aesthetic Communal	C	Building in school use- not assessed
HS6	Napier Cottages	Terrace of 3 houses. Early C18, perhaps by Vanbrugh and contemporaneous with Kings Weston. Limestone rubble and dressings, brick exterior stacks and pantile roof. Single-depth L-shaped plan. 2 storeys; 4-window range. Entrances in the returns, with a heavy left return chimney breasts, stone lintels to Nos 1 & 2 to the right, and brick to No.3 to the left. 3 right-hand ground-floor windows have large Mannerist stepped voussoirs and a key which rises to the sill above with sashes, and a central, segmental-headed window flanked by flat-headed ones, with casements. Later left-hand extension has 6/6-pane ground-floor sash and a 4-light canted oriel with a curved base in the end gable. INTERIOR not inspected. Notable for '...enormous voussoirs of obviously Vanbrugian derivation,' (Gomme)	Early 18th century	Baroque landscape	Grade II listed	Private residential	Evidential Associative Aesthetic	B	Building in private ownership- not assessed Damage to historic fabric from vehicle impact

The House in the Garden



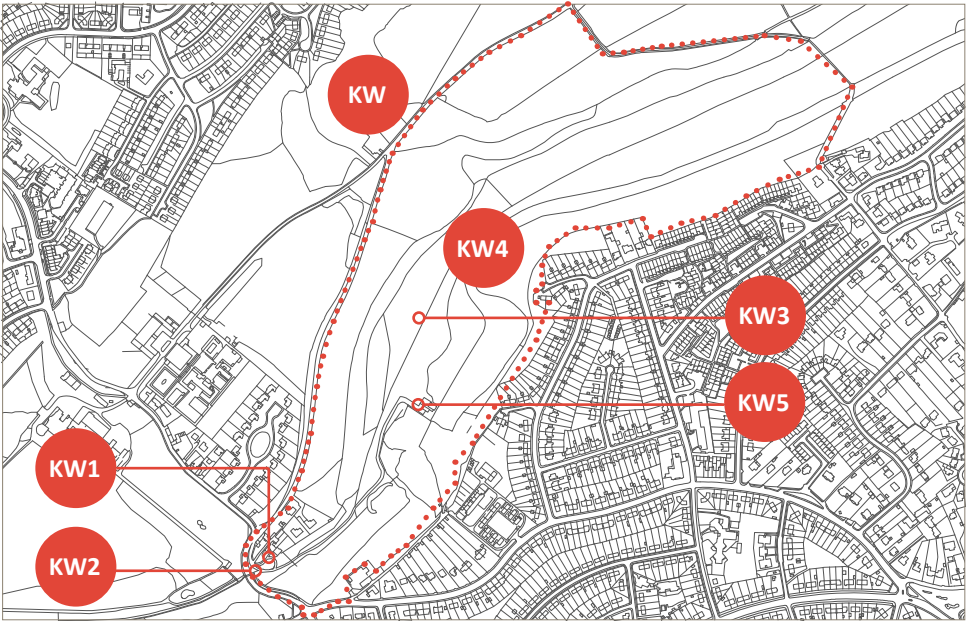
Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Significance	Level of Significance	Vulnerability
HS7	Old Fives Court	Private house with modern extension. Good condition marred by modern windows to bay	Part pre 1720 Possible 1820 modifications	Formal restoration Picturesque	Unlisted	Private house	Evidential Aesthetic	B	Building in private ownership- not assessed Damage to historic fabric from vehicle impact
HS8	4-8 Kings Weston Lane	Terrace of 5 attached houses. Late C18. Limestone rubble and dressings, brick and stone ridge stacks and concrete tile and pantile roofs. Single-depth plan. Each of 2 storeys; 2-window range. Entrances to the right-hand end and rear, with C20 porches and doors; road frontage is a regular 7-window range of flat-headed mullion and transom casement windows to the ground floor, and smaller casement windows to the first floor. INTERIOR not inspected.	Late 18th century	English landscape	Grade II listed	Private houses	Associative Aesthetic	B	Building in private ownership- not assessed Damage to historic fabric from vehicle impact

Napier Miles Park



Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Significance	Level of Significance	Vulnerability
NM	Napier Miles Park character area	Land adjoining Napier Miles Road with formal and informal recreational uses and areas of mixed broadleaved woodland. Attractive semi-rural landscape character along Napier Miles Road with remnant estate rail fencing. Provides an important linking open space with adjacent Lawrence Weston residential community.	20C	Picturesque landscape Philanthropy & recreation	Grade II registered	Formal and informal recreation	Communal Natural Aesthetic	C	Potential for loss/ degradation of views towards the Severn Estuary and Welsh Hills. Potential for insensitive/ low quality redevelopment of club facilities to affect the semi rural character
NM1	Henbury Lodge	Lodge. Render, central brick ridge stack and pantile roof. Single-depth plan. 2 storeys; 3-window range. Symmetrical front has end sections slightly stepped forward with semicircular-arched recesses; in the right-hand one, a C20 porch and 6-panel door, in the left-hand one a 6/6-pane sash, with a canted oriel in the middle with casements and horizontal glazing bars; first-floor casements. INTERIOR not inspected. One of the lodges to Kings Weston park.	Built 1820-1840	Picturesque landscape	Grade II	Private residential	Historic Evidential Aesthetic	B	Building in private ownership - not assessed
NM2	Thirty Acre Wood	Broadleaved woodland scrub to the north east of the open space. Presence of sessile oak, lady fern and black spleenwort of particular note	-	-	SNCI	Public open space	Natural Aesthetic	C	Potential loss of natural habitat/ SNCI value
NM3	Playing Fields	Areas of intensively managed and poor semi-improved grassland. Club facilities have been vandalised in recent years and they now use an ad-hoc range of shipping containers and portacabins. Unattractive, utilitarian entrance gates and railings.	Mid - late 20C	Philanthropy & recreation	-	Formal recreation	Communal Aesthetic	D	Potential for insensitive/ low quality redevelopment of club facilities to affect the semi rural character

Kings Weston Down



Ref	Place Element	Summary Description	Key Dates	Key Estate Phase(s)	Designation	Function	Significance	Level of Significance	Vulnerability
KW	Kings Weston Down character area	An elevated limestone ridge forming the highest part of the Kings Weston estate. The ridgeline summit is a wide band of grassland extending the length of the ridge and flanked by mixed woodland plantations on the east and west slopes	18C 19C	Picturesque landscape	Grade II registered	Public open space	Aesthetic Illustrative Historic	B	Loss of key views through scrub encroachment. Encroachment of scrub woodland on the limestone grassland
KW1	Kings Weston Inn	Inn, now houses. Early C18, re-roofed C19. Limestone rubble and dressings, render, stone rear chimneys, pantile hipped and gable roofs. L-shaped double-depth plan. 2 storeys, attic and basement; 5-window range. Gabled 3-storey cross-wing projects second from left, to the front and back, with a massive segmental-headed lintel and 2-leaf half-glazed door, flanking side niches and a carved C17 panel above with 3 figures and a cartouche; segmental-headed windows to 6/6-pane sashes	Early 18C	Picturesque landscape	Grade II	Residential	Associative Aesthetic Evidential Communal	B	Building in private ownership - not assessed
KW2	Iron Bridge & Cutting	Cast-iron and Pennant stone. Segmental arch with circular-pierced spandrels and urn finials, on Pennant abutments. Cutting attributed to John Loudon McAdam	c1820	Picturesque landscape	Grade II	Public open space link	Associative Aesthetic Evidential	B	Subject to future maintenance and management
KW3	Kings Weston Down	The ridgeline summit is a wide band of grassland extending the length of the ridge and flanked by mixed woodland plantations on the east and west slopes	18C 19C	Picturesque landscape	Grade II registered	Public open space	Aesthetic Evidential Communal	B	Encroachment of scrub woodland on the limestone grassland
KW4	Carriage Rides	Substantially engineered and planted structures either side of the hill	19C	Picturesque landscape	Grade II registered	Public open space	Aesthetic Evidential Communal	B	Loss of key views through scrub encroachment. Loss of historic engineered structures
KW5	TV Transmitter	Television transmitter, associated equipment and protective fencing. Erected on elevated ground late 20C. Adversely affects the rural downland character of the ridge.	Late 20C	Institutional landscape decline	Public utility	Public utility	Communal	INT	Structure not assessed

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Appendix: Written Accounts

Seventeenth Century Written Accounts

28th April 1679, Bristol

Yesterday my brother and I went to visit Kings Weston, where we found a great deal of very good land, an old house, low built, but very convenient, though at your arrival I believe you will make some alteration therein; many things, especially some of the park wall, will cost you money in the reparation thereof. Mr. Garing, the gentleman you employ to look after your business here, was very civil to us," but he is one " who doth too much recommend the royalty, he being, as I hear, a party concerned therein, but as for the rest they all say the land is capable of improvement, and the situation is altogether as delightful as any I ever saw, and I hope you will live long to enjoy it and make the best thereof.

John Perceval to Sir Robert Southwell

24th Feb 1682.Kings Weston

Dear Sir 'Tis more than time that I rouse up, and return most thankful acknowledgments for your favours at my departure from London, when my heart was sufficiently troubled. You were pleased to send my son all the temptations in the world to be a good writer, and you are also ready to embellish whatever any of his name did remarkable in your element. Thus you take me at both ends, as for many years past you have done in the middle, and I must continue your prisoner till you give opportunities of my enlargement.

I am here among my children, at least an innocent scene of life, and I endeavour to explain to them the difference between right and wrong. My next care is to contrive for the health which I lost by sitting many years at the sack-bottle, so that to keep myself in idleness and in motion is a great part of my discipline.

What between love, care, and much sorrow, I have not yet looked into some collections that may give me matter for a letter touching a seaman of my name; but 'tis upon my thoughts, and I will not be wanting to his shrine, since you are pleased to have it so. My son tells me he will speak a word for himself; so you see what is like to be entailed upon you. I am for ever, Sir, Your most affectionate friend and most humble servant,

Robert Southwell to Sir Samuel Pepys

23rd Oct 1685

I shall not be wanting in New England to acknowledge your obligations by all occasions and shall engage some of my friends there to find some varietyes to send to your grounds at Kings Weston beside nutts.....praying heartily for health and prosperity to you and your tender plants.

Edward Randolph to Robert Southwell

27th Nov 1685

I shall not trouble you with any plants or produce from New England but such as will grow in Kings Weston and of those I shall send all the variety that country affords: but my going so late will prevent me getting any till next yeare.

Edward Randolph to Robert Southwell

Seventeenth Century Written Accounts

3rd November, 1684, King’s Weston		1684-5, January 8 King’s Weston.	5th July 1685, Bristol
<p>Honoured Sir, Since my retirement hither I have been so much in the mortar as to multiply walks and walls, and have begun to be a planter. Your fine holly hedge tempted me to an essay for the like in a length of above 300 feet; but the last winter and summer gave me a severe rebuke, killing, as I fear, half the sets. The rest are alive, and many of them with leaf, and I will persist to cultivate with care and patience till all be restored and in a way of growth.</p> <p>My next desire is to abound in hedges of yews. I would plant it against the walls of two large courts, and in other places, so as now and hereafter to extend it for 5 or 600 yards, or more. My seat is somewhat bleak, and therefore I choose this green as that which no cold will hurt, and I am told it will grow as much in three years as holly in five.</p> <p>Now, seeing I need so much, it had been good husbandry to have begun with seeds, and to have raised my sets, but that I omitted, and you note in your book that they peep not up till the second year.</p> <p>Wherefore, calling at a gardener, who has a nursery of them, he demands at the rate of 12d. for every set of a foot high. Pray cannot you put me into better hands, and tell me where to be supplied on such reasonable terms as I may find it easy to further this design of having store of yews?</p> <p>Next I desire to know how far asunder I may plant these sets, so as in time to rush and close into a hedge, and whether I may not plant philareas between them, which grow fast, and may be cut away as the</p>	<p>others grow up, and capable by spreading to fill the room. This I chiefly propose in the two courts, where I would have the walls lined with this future tapestry of yews. But here I meet in opposition the opinion of the country of its noxious quality to cattle, who will be browsing the greens they can come at. If this be experimentally true, then I must be at the charge of railing in where it is possible the cattle may come at it.</p> <p>I have a nursery of firs from seeds I had from Coningsberg, of two or three years' growth. I am thinking, in April, to transplant them, and desire to know if the distance of ten feet be not sufficient for this naked tree. For the next place, I desire to know if these trees will by their dropping endanger the holly hedge which I have set, and which is to grow up close by them.</p> <p>Pardon, I pray, the impertinency of a young Planter, who, having the honour of your book, and that in gift, is encouraged to bring his doubts and scruples to you.</p> <p>My son give his most humble duty and I am ever your most obedient and most humble servant,</p> <p>Robert Southwell to John Evelyn</p>	<p>I have a request from my Lord Weymouth, with whom I live in friendship and good correspondence. He has planted this year about 10,000 trees of all sorts. He tells me the arbutus or strawberry trees were all killed in England by the last hard winter, but being common in Ireland he desires me to procure him some of them. His lordship says, and so does Mr. Evelyn in his Silva, that they grow everywhere in Ireland.</p> <p>Sir Robert Southwell to Sir John Perceval</p>	<p>Sir, I was so long last night out in visiting the three pretty young ladys at King's Weston that I had not time at my reserve to give you an account that they were well, and that all things else there are in very good order, and the best Sherry pipe and red meade Cyder that ever I drank e. I like extremely also the situation of yr house, it is, I thinke, very good one, and has one of the pleasantest prospects both for sea and land that I have seen! yr friends are the more beholding to you when you can for their sakes be content when from it, and then in web obligation must be considered by. yr affectionate humble servant,</p> <p>Duke of Beaufort to Sir Robert Southwell att his house in the Spring Garden, London</p>

Seventeenth Century Written Accounts: Robert Southwell to John Evelyn (1685)

King's Weston, 8th January, 1684-5. Honoured Sir, I will not trouble you with the accidents of this late acknowledgment to so full and so obliging a letter as I had from yon of the 11th of November last. I will fall directly to our plants, which, perhaps, will pass with you as the properest commutation.

I am here in a bleak situation, which has inclined me to affect such greens as best resist all weathers. I shall, in the Spring, proceed by all those cautions you give in reference to the holly. I have King's Wood near at hand, and so can with ease take reprisals for what I lost the last winter, which, perhaps, was full one half of what I planted. With my cypress-trees I had much better fortune, for of twenty-two I lost but one, having exposed the rest as you prescribe. I had a bay-tree, and so beautiful as it deserved painting; the body thereof was of the thickness of my leg, quite cloven through with the cold; but, being cut close to the ground, I have this year several shoots of two feet high. I have most flourishing laurels, which were not touched; and, though the artichokes and rosemary quite quick round me were destroyed, yet I have hopeful offsprings of both, which did escape. Thus you see I brag of, but I take the better aim to proceed in the future, and to become most conversant with that which will best take care for itself —I mean the propagation of yew.

Upon the receipt of your letter, which did truly enlighten me how to proceed herein, and to avoid the extravagant demands of the gardeners, which from London was 16d., and from Oxford at 6d. the slip, and these at last not to be had, it came into my head at last to send two fellows into the Forest of Deane, which is but ten or twelve miles off, but on the other side of the Severn. This I did; and in one week they brought me home 360 plants, all admirably rooted, and in size from one to four and five feet high, though generally from two to three.

It was about the middle of the last month when I received this stock, and I presently set 200 of them in a court and elsewhere, in order to the lining of the walls, and because they cost me, all charges borne, but three farthings per plant. I sent my leathern ambassadors once more again that so I might have choice to my mind; and they, in one other week,

brought me home a like quantity as before. Tis true the frost and Xmas have hitherto hindered our further proceedings; but I resolve to line all my walls with this plant, which you so celebrate, and do hope, though you do recommend the shade as most propitious to them, yet, considering from how barren a nursery they are taken, and how well I am provided to load them with water, that they may prosper even against a south wall. But now give me leave to own to you a prospect that I am almost intoxicated withall, and which has sprung from this choice and plenty of yew-trees, which I find at hand. My parlour-garden has a fair opening into my orchard, and in the middle of this there is a space left of 120 yards long and 20 feet broad, in which I designed a walk of the black walnuts, but now I resolved to take rather what is at hand, and to erect in this place a close walk of yews, which, if I can arrive to, it will be the only close winterwalk that I have here. In order hereunto, I will hold the breadth of 20 feet, but in the rows the trees shall stand only at 6 feet distance. Every second tree shall have the principal or master branch left growing straight, as for ornament; but all the rest to be banded in due time, till they meet from either side and fulfil the close covering or canopy pretended. This is the thing in general I would be at, and I tell it to you with earnest expectation of your opinion and assistance. I would know how high the roof ought to be for this length and breadth, or how high we may expect it, and what care is to be exercised to have all things prosper.

The trees I am going to plant are, some of them, four, some five foot high, and striipt to the two upper stories. I take the greatest care of those from whom we may expect a topping branch, and less of each second tree, which is to be wholly bent over, and I venture on him, though his top or head branch be broken off. I consider when any fail, we can send to the forest for just the true size we want; and if you think the bottoms of all these trees will remain naked and so admit more sun and wind than would be fit, we may for remedy place between each four either the same brushy plants or some slips which will come up soon enough for the rest. This walk runs E.S.E. and W.N.W., and the soil is a good rich land which produces excellent apples, and in the meadows adjoining very good hay.

But, while I am triumphing in these rustic attempts, as a courtier turned clown, I received from my Lord Weymouth a terrible mortification, for he tells me it is more than probable all my trees will die; that the sap of evergreens is now more up than in any other season, and that March or August are the only fit times to remove them. His Lordship has this last season put into the ground of all sorts not less than ten thousand plants. He deals with the four Cardinal gardeners, and I fear it is from one of them this sentence against my yews is directed. If they prove fallible I suffer not, but if otherwise, I hope by March next I may see my fault, and then return and take new councils from the good Forest of Deane. Sir, I take the boldness to expound all this matter before you, that you may kindly animadvert and instruct me in what you see amiss.

I have two generations of fir-trees, which I raised from slender cones, which I procured from the one are of three years' growth, the other of two, which I found of the same kind the year after. The first I am thinking to transplant in April next into their proper stations, as being ten feet high; the others are still very low, which makes me fear my land's rich soil may be too good for them; and if you judge it necessary for me to alloy it, pray let me have your advice, though the gardeners here think very well of it, and in Germany I saw nothing for five or six hundred miles but sand, in which they grow.

I know I have tired you, and yet, for a little variety, give me leave to acquaint you that here in my neighbourhood is one Rogers, a learned famous Quaker. He has erected a cider-mill, which I went, a while since, being four miles off, to visit. 'Tis seated on the Severne, and he bays up all the apples, pears, and crabs of the forest or elsewhere. He has the river his friend for exporting as well as importing. His mill goes with three horses; the apples are squeezed by two iron rollers, somewhat indented; he grinds 500 bushels in a day. He could make one thousand hogsheads in a season if he had vent for it, but had yet not exceeded 680 in one year. He has some rare skill in making it generally good and in all kinds. He sends it to the West Indies, as well as to Ireland and the neighbourhood of Bristol, and is himself an export merchant. His general price is £4- per hogshead, and for some £5; and if any fail of being excellent in the kind, he is so tender of his credit, which is in order to his greater gain, that he converts all the inferior sort to vinegar or brandy, in which also he drives a vigorous trade. He squeezes all in engines, so as in some to equal the weight or pressure of forty tons.

My son is not a little proud that you vouchsafe to make mention of him. He says he will strive to deserve it. He has lately been dealing with the square and cube roots, and is now going to taste of Euclid.

May you and your Lady and prosperous offspring live as happy a year as either my wishes or your own conversation can afford.

I am ever, with great acknowledgment of your favours, Sir, your most affectionate and most humble servant, Robert Southwell

Eighteenth Century Written Accounts:

To Edward Southwell Esq at King’s Weston near Bristol

Sir I acquainted you sometime since I had read with much pleasure the letter you enclosed to me wch you had received from Mrs Henley I am since obliged with yours from King's Weston of the 13th ins being much pleased with the house being quite covered in so good season for if the weather is with you as in the North your walls must have dried almost as fast as they went up and there being no great rains to soak them whilst they were open the house will be dry a year the sooner for t In my last I told you I wished you would not go up with the chimneys till I was with you on the spot to make tryall of the heights &c with boards I am glad to find you now of the same opinion tho you had not yet recd my letter for I would fain have that part rightly hit off I likewise think you in the right to clear off the scaffolds tho there be more difficulty in getting up the stone for the chimneys As to the objections you mention I can only say I cannot think as they do tho it may be I am wrong As to the Door being too little if an alteration be thought necessary I can show you how to do it but of these particulars tis better to talk than to write I hope however at last I shall see you as well pleased as the Lord of this place is who has now within this week had a fair tryall of his dwelling in what he most apprehended which was cold For tho we have now had as bitter storms as rain and wind can well compose every room in the house is an oven and in corridors of 200ft long there is not air enough in motion to stir the flame of a candle I hope to find the same comfort in your chatteau when the North west blows his hardest so pray don’t think you shall stand in need of a few poor trees to screen you The post will be gone if I say any thing now than that I am most heartily your humble servant

J Vanbrugh Castle Howard Oct 23rd 1713

To Edward Southwell Esq, at Kings Weston, Bristol

Sir. I find this place so agreeable, I cannot yet get from it, and for ought I know, may keep my Christ: here I was much pleas'd with your Letter of the 31st of Oct: and can easily comprehend (and in a good degree enjoy) the satisfaction you say you have, in walking about your Rooms on the rough floor, 'tis truly a noble Summers work you have made and what I did not think wou'd have been compasssed As to the retrenching your vaults under the great Parlour and Bedchamber, I can't say 'tis of much consequence; but on tother side what you save by it is so little, that I think it wou'd be worth the money only to have it said the whole ground floor is vaulted besides the good look of Vaults in that floor and the Security from fire. But I cannot see how you can well avoid Vaulting under the great Stairs, because the paving wont ly steady upon Timber But perhaps you have in View, the contenting Mr Clark, by letting those stairs rise from below which I have no objection to if you find it necessary. but that you will best judge of, when you see the little stairs finish'd.

I see no harm in using the Vault under your Bedchamber for a present Kitchen tho' I hope you will let the offices be built after the last Design. At least I must own the more I think of them, the more I am of opinion they will do best that way, especially now you come into the notion of improving the Terrace all that may be. But of these things, with the Chimnys and many others, I hope for the Happyness of conferring wth you upon the Spot in Spring.

I am Sir most faithfully your humble Servant,

J Vanbrugh, Castle Howard, Decb: 4th, 1713

Source Philological Quarterly, Vol 53, 1974

News has been sent from Kingsweston, in the county of Somerset, which belongs to Mr Sothwel, secretary of state for Ireland, that workers levelling a nearby mountain have found there several embalmed human bodies, with inscriptions on copper which appear to suggest that these bodies had been interred there for nearly 2000 years.

translated from Mecure de France dédié au Roy, 1732

To Thomas Coke

Sir, Since you have allowed me to humble you with defining your thoughts about a loggia to my billiard room as I now call it I send you the draft of the adjacent ground and buildings.

You will perceive that the tarras and billiard room do not run square and that the middle line of the tarras runs out at the window B. The wall A is on the present foundation wall but as it will make the loggia too big it will remain sunk in the ground and therefore the black lines you see there are what is proposed vis the new closing wall of the Middle Way and the foundation of the new loggia upon Sr Van's proposal. Also the doorway into the billiard room and ye chimney changed to the other side. The pricked lines show also the recessing of a wall to be brought up to make below to make the loggia square and thus it project so much further than the billiard room. I see no help for it as our ground ryses.

When I have the honour to see you in London you will give me leave for discourse upon it. I shall stay out this week here.

I am your most humble servant

Edward Southwell. Kingsweston 19th October 1719

British Library: Add MS 69965

Eighteenth Century Written Accounts:

A little further on is Kings Weston belonging to Lord Clifford. The mansion is not large, but the park is beautiful and the garden lovely. One side of the house looks towards an ancient avenue artfully broken and a beautiful lawn dotted with clumps of trees. Another side faces a large lodge of rustic design at the end of an ancient French parterre, also since removed, much as could be expected. The third side overlooks a beautiful grove, or rather shrubbery, which leads to the circular drive, and covers the backyard. Finally, the aspect of the fourth side has a beautiful carpet of grass, beneath which is a very broad field dissected by hedges and of the finest verdure; further out is the Bristol Channel and beyond, the opposite coast. This is, in my opinion, the only view that unites attractiveness with magnificence, and whose immense extent does not diminish its charm.

The mansion is in the garden, and the garden in the park, but this garden is separated from the pleasure walk by a barrier so that the sheep can also enjoy the same garden and so that it is not necessary to lavish on all the grounds the huge expense required in keeping lawns. This is the general arrangement almost everywhere. This walk could not be better maintained, planted with varied and beautiful trees, but still young, the “allées francaises” having been changed only fourteen years since. A great number of old trees which comprised them have been preserved with great art. Following this pleasant route, we find another different and also charming prospect; this is a pretty valley whose side is covered with houses and whose lively appearance is rare in England. I nearly forgot an echo that is worthy of note. It repeats, very clearly, a

whole line of alexandrine verse and is located in the lodge facing the mansion.

Here we must see the kitchen gardens, the vast hothouses, and a house made entirely of glass, both walls and roofs, which is 54 feet long by 30 wide. The exotic plants think they are in the natural earth, and I have never seen such beautiful bamboos or Bengal figs anywhere. In the greenhouses there are three espalier peaches, one planted in a bed outside and growing along the frame.

In the garden of KW we met M. d'Adhemar (Jean-Balthazar d'Adhémar, Count of Adhemar, ambassador to London from 1783 to 1787), who had come to walk with the charming Lady Parker, her husband, (Thomas Parker, 3rd Earl of Macclesfield FRS (12 October 1723 – 9 February 1795), styled Viscount Parker), Lord Nugent (Irish politician and poet), the Viscount of Fleury etc. Our ambassador actually gained much, but less for his arm(s) than for his leg(s).

Malesherbes, Voyage en Angleterre May 9th 1785

Kingsweston, the feat of Lord De Clifford. In Gloucestershire, about 4 miles N. W. from Bristol, is a very capital house. It was built from a design of Sir John Vanbrugh, the architect that erected Blenheim, and is somewhat of the same style of building. This architect was so remarkable for a certain massive heaviness that in general prevailed through all his structures, that it occasioned him this epitaph :

Lie heavy on him, Earth, for he

Laid many a heavy load on thee.

Though this edifice may be said to partake somewhat of his general manner, yet here the situation being open and exposed to the Severn Sea, it has a much grander effect, than if it had been more light and airy. Here is a very capital collection of paintings by the most celebrated masters, fine preservation, the contemplation of which must give the highest pleasure to all lovers of that polite art. The gardens and plantations are extensive, and the hot-house is said to be equal to any thing of the kind in England; it contains a prodigious number of the most valuable and curious exotics.

To the west of Kingsweston is a pleasure-house on a hill called Penpold; from this hill which is of very great height, there is one of the most extensive and beautiful prospects that is anywhere to be seen. You look directly down, as it were, on that vast sheet of water, Kingroad and the Severn Sea, in which is a small island called the Dinny, that lies near midway over. Here you have a full view of all the ships &c lying at anchor, and, at a distance, of those under sail.

On one side you see from Glamorganshire, and on the other side from Somersetshire, almost up to the city of Gloucestershire and afar off, the sight is bounded by the Welch mountains, closing with the horizon.

Turning Southward, you have a fine, rich, cultivated country, interspersed with villas, on the Gloucestershire side as far as Bristol. Leaving Penpold, you turn to the right, where is a road that leads down to Shirehampton, a pleasant hamlet containing several good houses, and a neat chapel.

From hence the road continues down to Pill Passage: here are frequent parties, in fine weather, to dine, or drink tea, at a house that stands almost close to the water, called Lamplighter’s-hall; from this place is a pleasant ride, or walk, all the way over fine turf, on the banks of the Bristol river, to the edge of the Severn.

We now return to Kingsweston. Upon the end of the hill, above Lord de Clifford's, is Kingsweston-inn, which is much, resorted to on account of its situation. This hill reaches Eastward from • thence about a mile. There is scarcely a spot in the kingdom that affords a more pleasing and extensive view of land and water than is seen from this hill. At the East end of it are the lines of an old Roman camp terminated by a deep glen ; on the summit of the hill, which stands to the East, on the other side of this glen , is Blaize-Castle, and to the South is Comb-hill.

The Bristol and Hotwell Guide, Edward Shiercliff, 1789

Eighteenth Century Written Accounts:

The Honourable Mr Southwell has Kept open house at Shirehampton ever since he has declared. There are constantly employed a baker, a butcher, and two brewers to provide for the reception of all comers and goers.

The Gloucester Journal Nov 27th 1739

7th day, 28th: My dear rested pretty well last night: had Asses milk Cousin Betsey went home about 9 oclock, about 11 my dear & self rode in a Chaize to Kings Weston, where on a fine day is a delightful prospect, but this was unfavorable being rain & very cloudy. We returned to our lodgings ½ past.

**An Account of a Journey to Bristol in the Year 1766
Dodshon Foster, Lancaster**

24th July I went with a few friends to Blaise Castle. The woods on the side of the hill, cut through in various directions, are the pleasantestI ever saw, little inferior to the Leasowes; and by the beautiful prospects, far superior to Stowe Gardens. Afterward we took a view of Lord Clifford's woods at Kings Weston. They are amazingly beautiful; I have seen nothing in equal to them in the west of England, and very few in other parts.

John Wesley 1783

From Chepstow we crossed the Severn to Bristol This passage as they call it, not a ferry, is sometimes rough but we had fortunately a very agreeable one. It is two miles over and we were only fifteen minutes in the boat. From the landing place I passed to Kings Weston the seat of Edward Southil Esq built by Sir John Vanburgh. It is in his heavy stile, the hall the only tolerable room, and that rendered totally useless by a vast echo. Before one of the chimneys is a prodigious pair of elk's horns dug out of a bog in Ireland. The finest picture is that of Lord Thomas Cromwell by Holbein an exceeding good one.

The lawn which the house looks upon is very beautiful but for a prospect you must go up the hill a little beyond where the breakfasting house for the hot well company is situated. You look down from the hill to the left upon some fine woods in the midst or which Mr Southil’s house appears. In front is a very fine valley two miles broad beautifully intersected with hedges and trees and bounded by the Sevens, which is here ten miles over. You command Kingroad with a fleet of shipping generally lying at anchor and lastly the Welsh mountains terminate the whole. Behind there is an extensive view of the country well scattered with villages: the windings of the Severn are seen 20 miles and those of the Avon quite to Bristol.

A Six Week Tour Thru the Southern Counties of England and Wales, Arthur Young (1769)

Now, as I gradual climb the stately height,
The burning prospect rushes on the sight :

Below, rich woods o’er shade the circled green,
meads smile o’er meads, and gladden all the scene;

The waves of Severn, sparkling, as they run,
Reflect a thousand colours from the sun

O’er the clear main dispers’d, the less’ning sail
(Thy wealth, proud Briftol !) dances in the gale

Beyond, the Cambrian mountains dimly rise,
Point their blue tops, and vanish in the skies.

Approaching Autumn just begins to tinge
The leafy verdure with a golden fringe;

Thro’ the fair scene unequal shades appear,
That speak the downfall of the waining year

The promontory, topt with yellower pine,
The tower, where wreaths of fading ivy twine ;

Near the brown elm, the berried holly spread,
And the late rose, that spots the copse with red

The woodbine’s feath’ry bloom, that, unconfir’d,
Mounts in the circles of the wafting wind ;

While the chang’d oak in tawny beauty stands,
Proud of his height, and all the grove commands.

Happy the man, who to these shades retires,
Whom ease invites, and social friendship fires ,

Who traces wisdom’s unaffirming plan,
Grateful to God benevolent to man

Extract - Kingsweston Hill - A Poem, Thomas Hobhouse (1787)

Saturday 27: Two or three friends took me to Blaise Castle about five miles from Bristol Mr F a person of exquisite taste built it some years ago on the top of a hill which commands such a prospect all four ways as nothing in England excels Thence we went to Lord Clifford's seat at King's Weston His house one of the most beautiful I ever saw stands on a little eminence in his park and fronts all four ways The prospect is fine every way commanding both the land and the water and the rooms are very elegantly furnished particularly with excellent pictures And must the owner leave all these beautiful things Will death have no more respect for a lord than for a beggar

Reverend John Wesley 1788

I descended from King's Weston hill with some reluctance. What a prospect was I forced to give up!

Mrs Hannah More 1791

“We shall drive directly to Clifton and dine there and as soon as dinner is over if there is time for it go on to Kingsweston.” “I doubt our being able to do so much” said Morland. “You croaking fellow” cried Thorpe “we shall be able to do ten times more Kingsweston ay and Blaize Castle too and any thing else we can hear of”

Northanger Abbey, Jane Austen (written c1798)

Eighteenth Century Written Accounts:

A picturesque guide to Bath, Bristol hot-wells, the river Avon, and the adjacent country, J.C Ibbetson (1792)

“Visitors to the Hot-wells derive great advantage and equal pleasure from the number and variety of rides and walks the neighbouring country affords. Durdham-downs, King's-Weston hill, and the banks of the Severn, are the situations most resorted to.

.....we turn into the road that leads to Shirehampton, King's Weston, and Lamplighters' hall. The walk across the fields from Durdham-down, by Pitch and Pay farm, to lord de Clifford's, is preferable to the high road.

At the termination of the road, leading to the inn at King's Weston, another road passes through Lord de Clifford's park, to the pleasant village of Shirehampton. A number of remarkably large elms extend on each side of the road, their boughs spreading to a great distance. The park, which is planted with oaks and pines, is by no means so considerable a space of ground as is usually allotted to parks. The road declines gradually till we are brought to the lodge, at the other extremity of these grounds, from whence we immediately enter Shirehampton.

There is but one view from the park that deserves notice, and this includes the river Avon and Sea-mills; they appear at a short distance, and are backed by the Folly-wood. During a spring tide, when the banks of the river are flooded, and the shipping are floating up to Bristol, the scene is pleasant; but its claims to praise, even at the best, are very slender.

The village of Shirehampton is prettily situated under a gentle eminence, called Penpole hill, and is surrounded by lofty and numerous groups of ash, oak, and elm trees. The vicinity of this village to Bristol, and the easy conveyance thither by water, are circumstances that render it an inviting summer-residence to the gentlemen of that city.

From Shirehampton, a back-road leads to Pen-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, though it presented only the vale of Severn, which Somerville has so exquisitely introduced in his Hobbinol. It extends to the Old or Aust passage house, where a gentle, but formal swell of hills closes the view. The New passage house in Gloucestershire, and the opposite one in Monmouthshire, are very discernible, as opaque white spots, which are relieved by woods and fields. The valley is decked with a richness rarely to be met with; coppices and hedge rows are grouped in graceful confusion, till the whole resolves itself into a continued wood. Immediately above the vale, and on a gentle acclivity, stands the mansion of lord de Clifford, surrounded by woods, and sheltered by King's-Weston down.

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. The time allowed by his lordship for the admission of strangers to see the pictures, when he is resident there, is from ten in the forenoon, till two in the afternoon; when he is absent, they are shewn at all times. The gardens belonging to this seat are laid out with suitable taste, and may be seen at any time, a gardener attending expressly for the purpose of conducting strangers. On a knoll of inconsiderable height above the eastern extremity of the park, is a house called King's-Weston Inn, much resorted to by those who visit Lord de Clifford's, as being a convenient place to leave their carriages and servants at. The down above this house is frequented by morning parties from the Wells: its elevation and pure air are great inducements with invalids. The walk across the fields to King's-Weston is about three miles and an half from Park-street, Bristol, through a shady path.

From the down, and near the wind-mill, an extensive prospect may be seen: a surface of about thirty miles appears declining on all sides below the brow of this hill: all the passage-houses on the river Severn, and the boats crossing it, may be distinctly leen: the river may be traced eastward far beyond Newnham, and to the west as low as Cardiff; the entrance of the Wye, and the lofty mountains about Piercefield; the mountains in Monmouthshire, which pass in flowing lines on the opposite shore, and lose themselves in pleasing confusion; and the infinite variety of verdure observable in different spots of this sublime landscape, render it one of the first in the kingdom”

Fugitive Sketches of the History and Natural Beauties of Clifton, Hotwells and Vicinity (1802)

G.W Manby

“I think I see you startle at another innovation do leaving Clifton; but as no place affords such picturesque variety as is to be seen within the pale of Lord de Clifford's park, I trust you will consider it quite allowable, as the eye is bewildered in confusion, which object should be first or most admired, as all that imagination can suggest is here realised; however, I think you will agree with me, from the conveniences and indulgence granted to strangers by its possessors, they are certainly entitled to that claim.

This spot is covered by woods, groves, stately trees, and verdant lawns, enjoying a display of the most picturesque scenery; it's shrubberies and gardens, and it's hot and green houses furnish a great variety of curious flowers and rare plants; the whole is laid out with such perculiar taste and fancy, that it would be impossible to improve the spot, or render it more beautiful: here many a seat is placed for the hospitable purpose of resting the wearied traveller, whose curiosity has led him to that distance to gratify himself by its attractive charms.

A neat thatched cottage serves as a lodge, where the woodbine and other negligent shrubs are climbing up the pillars of its rustic alcove; pursuing the road, it leads to a point of land called Pen-pole, perhaps rivalling the kingdom for its pleasing and extensive view of land and water; here the elegant mansion of its possessor (partly concealed by a few trees), presents itself at the extent of a vernal lawn, whose sides a thickly grouped with stately elms; with long pendant branches sweeping the surface of that soil which yields them support; this fabric is built of stone, and it's range of chimneys has a singular effect; the situation of Blaize Castle, above it, is very happy, adding consonant

beauty to the whole, appearing as an elegant crest to a richly emblazoned escutcheon.

Visiting the house, it corresponds with the exterior for variety and elegance; it's collection of paintings, highly finished and extremely valuable, being by celebrated masters; they are in fine preservation, and the animated power of the pencil is called forth to give the highest gratification to all lovers of the polite arts, and fan a flame of approbation on the feelings, from the spark kindled by the happy imitation of nature.

The elegant village of Shirehampton is below the hill of Kingsweston, sheltered from the north-east and east winds, which renders it a desirable winter situation; and the beauty of its country, and the scenery that surrounds it, makes it much frequented by fashn in the summer. it is composed of elegant villas and neat cottages, most of them having good gardens and orchards, which, in spring, when arrayed in all their blossoms, is not only enchanting to the eye, but most grateful by the perfume.

The little port of Pill is seated in the vale, where vessels wait to take in pilots to conduct them to Bristol, or for a fair wind to waft them towards their destination; and often with pleasure have I witnessed characteristic traits of their conductors....

The Avon bathes its shore, forming a labyrinth of windings, fearful least regularity might fatigue the eye. At its mouth nature has placed a little island called the Swash, to check the unruly force of tempestuous waves; and beyond it is Kingroad, where large ships lie in perfect safety from good shelter, and firm ground.

Here the Avon forms a junction with the Severn, dividing the English from the Welch coast, and using with that magnificent sheet of water forming Bristol Channel; often studded with vessels bringin increase to individual and national wealth, when, should nature be at rest, without a breeze to disturb its glassy face, it presents a dazzling mirror almost too powerful for the eye, by placing of the suns's golden beams.

The confines of the Severn to the north, is by the dark shores of Monmouth and Glamorganshires, where, should the elements be disturbed, it's spray forms dazzling rainbows, finely contrasted by the white shining waves breaking on them.

The vale towards the Severn is decked with a richness not often to be met with. in many places it's inclosures are so closely grouped in graceful confuse, as nearly to resemble a wood, while in others it possesses all the beauties of nature, decorated by the charms of a. On it the manse, the villa, the farm-house and most enviable cottage, appear as daisies spangled one beautiful lawn, emblems of opulence, comfort, prosperity, and content.

I often visited Penpole to see the setting sun take its leave and retire behind the Silurian Alps, whose bright rays caused such a rich glow on this earth, pencil cannot imitate, nor pen describe.

The effect of Autumnal foliage can no where be seen to such brilliant advantage, or so happily contrasted by the varied hues of numberless evergreens and other foliage tints.”

Nineteenth Century Written Accounts:

The lofty eminence on which the inn at King's Weston is placed overlooks a prospect the variety and beauty of which would well deserve description were it not transcended in both respects by that seen from the park of Lord de Clifford in its immediate neighbourhood his mansion is a specimen of Sir John Vanburgh's architecture and bears testimony to the truth of the satire on his style implied in this epigrammatic epitaph "Lie light upon him Earth though he laid many a heavy load on thee".....

The management of the grounds also is not always judicious Nothing indeed could spoil the situation which is on the broad top of a hill with an immense tract of beautiful country beneath it but the views from the different fronts of the house are not sufficiently contrasted One stretches down the Bristol Channel and sweeps over the hills of Monmouthshire and Glamorgan whilst another extends itself up the river as far as Gloucester a third is directed to the park which is here very awkwardly left bare of trees whereas it should have been opposed to the variety and immensity of the others by a thick plantation in which the vision fatigued with distant objects might have reposed itself in the quiet of a sylvan scene. Upon the whole however the pleasure grounds are very beautiful five hundred acres are included within the paling and several fine points of view the chief of which is that from Pen Pole an eminence in the distant corner of the park It must not be forgotten also that the green and hot houses are amongst the most magnificent in the kingdom.

Excursions from Bath, Richard Warner (1801)

King's Weston Hill, in the environs of this place, has lately been celebrated by a poet. But the copy comes not up with the original. Nature has painted better than the bard. It is visited by all strangers, not only for its cwn, magnificent beauties, and wonderful scenery, but as an opportunity of beholding the sea, which here opens, all at once, in a grand and unexpected expansion, oil the astonished eye. If you are fortunate enough to have a fine day, you cannot behold a more sublime or striking curiosity.

Letters to a young lady: on a variety of useful and interesting subjects letter cxiii (1811) Reverend J Bennett

Before this time last year I assure you we had a delightful exploring party from Maple Grove to Kings Weston

Emma, Jane Austen (1815)

The Grounds near the House are embellished by luxuriant Plantations *nd beautiful lawns ; at the distance of two miles is the Severn, appearing like a large arm of the sea, into which the rapid river Avon here discharges itself. The Park abounds in eminences planted with great taste, and displaying varied scenery. From the summit of a hill near the house the prospect is exquisitely beautiful, and uncommonly extensive, commanding a fine tract of coast on the Bristol Channel, Glamorganshire on the one side, and Somersetshire on the other, and up the month of the Severn almost to Gloucester, which is thirty-five miles distant; the mountains of Wales forming the back-ground. On the south the view is less extensive but equally pleasing, over a richly cultivated country on the Gloucestershire side of the Avon, the windings of which river add considerable interest to the scene, interspersed with a great variety of seats and villas.

View of the Seats of Noblemen and Gentlemen in England, Wales, Scotland and Ireland Vol II (1819) J P Neale

Kingsweston, the seat of Lord de Clifford is about four miles northwest of Bristol It is a noble mansion built by Sir John Vahbrugh somewhat in his usual style but the situation according with the style better than usually fell to the lot of that architect it has a grand and noble effect The collection of paintings here are by esteemed masters and very fine the gardens hot houses &c are kept up in very great style The park which is richly wooded and beautifully diversified offers a rich treat to the painter the varied prospects obtained at every turn and opening of its numerous walks and vistas are as rich and extensive as nature in this climate can afford The whole under very trifling restrictions are most kindly and liberally left open by his Lordship for the public to enjoy Kings weston inn just above the park is a comfortable house delightfully situated.

To the west of Kingsweston on a hill called Penpold is a pleasure house from this hill which is of great height the most beautiful prospects are to be enjoyed

You look down on that fine sheet of water Kingroad and the Severn Sea commanding alternately views of Somersetshire Glamorganshire and Monmouthshire with Wales in the back ground Gloucestershire and Wiltshire this with the bustle of the shipping in the nearer sea view so engage the attention that time flies unheeded by

The Cambrian Tourist or Post-Chaise Companion Through Wales (1828) G.N Whittaker

Nineteenth Century Written Accounts:

One of the loveliest outings around Bristol is offered by King’s Weston, the seat of Lord Clifford. The façade of the house is big and imposing, although rather ponderous and overloaded with ornaments. But we did not want to be detained by contemplating it more closely; we even passed swiftly through the beautiful parkland, so powerfully all around here does Nature in its simplicity draw one away from what Art has tried to embellish. King’s Weston stands on a considerable rise. If one looks down from there, on one side appears to the gaze a lovely valley, furnished with all the wealth and all the culture which make England one of the most beautiful countries in Europe; and delightful hills, adorned with all the glory of the most luxuriant vegetation, separate this lovely spot from the rest of the world.

From the other side of the rise on which King’s Weston is situated can be seen the Avon, mighty at this point, majestically winding through a paradise like that of

the other valley. Ships from all parts of the world, with gondolas and little rowing-boats dancing around them, hover on its sparkling silver surface. The eye can follow the course of the river for a long way, seeing it growing ever mightier, ever wider, seeing how the cliffs at its flanks take on ever more picturesque and more romantic forms, and how in the far blue distance the sea finally closes off both the prospect and the course of the beautiful river, taking it into its bosom and uniting with it eternally. We spent an age absorbed in this bewitching spectacle; eventually we made our way through Lord Clifford’s park, studded with venerable trees, to an even higher hill called Penpole Point. Again we enjoyed the same prospect, though viewed from another vantage-point and even more bountiful, more extensive and more enchanting.

Memories of a journey in the years 1803, 1804 and 1805. Johanna Schopenhauer (1813-14).

KING'S WESTON: Formerly the seat of the late Lord De Clifford, is about four miles from Clifton, and an object of attraction to all visitors. No one ever regretted the time and labour spent in arriving at the prospect this neighbourhood affords; or having seen it, failed to bestow on it unqualified admiration. The house was built by Sir J. Vanbrugh, which, with the large domain connected with it, was lately purchased by P. J. Miles, Esq. of Leigh Court. There is an inn upon the confines of the park, called Kingsweston Inn, where refreshments may be procured. A pleasant ride through the park brings the visitor to Pen Pole Hill, from whence the views are most interesting and extensive.

Mr. Seyer observes, " This narrow ridge (Kingsweston Hill), about a mile in length,—covered with the finest turf, having on one side a view of the Severn and its shore, for twenty or thirty miles upwards, bounded by the high-lands of Monmouthshire and Wales; and on the other side a prospect of the whole vale of Gloucester, overlooked by the Cotswold Hills;—will scarcely yield on comparison with any situation in the kingdom."

Chilcotts’ Descriptive history of Bristol, Ancient and Modern, J Chilcott (1840)

Walks through Bath: An Excursion to Clifton (1819)

P Egan

SHOULD the traveller feel inclined to prolong his stay at Clifton for one evening, in order to enjoy the salubrious breezes from an early aquatic excursion in the morning, on the Avon,in the little sea-port of PILL, about the distance of six miles, and that, too, at the trifling expense of SIXPENCE, (vessels and boats always passing from Bristol); also to partake of one of the most extensive and delightful prospects in the kingdom, at PEN POLE ; and from thence to WALK through the fine grounds, witnessing the picturesque scenery with which the Park of LORD DE CLIFFORD so fertilely abounds: likewise to view the fine mansion of his Lordship, and his unique collection of Paintings, considered in point of talent and value as the third private collection in England, from the pencils of the following great painters, VANDYCK, POUSSIN, TENIERS, CLAUDE LORRAIN, MICHAEL ANGELO, GUIDO, GUERCINO, VANBLOOM, CANALOTTI, RUBENS, &c. &c. The time so employed must be considered, by every intelligent mind, as well devoted to the combined advantages of pleasure and instruction.

The sail from Rownham Tavern (the Ferry) is truly delightful. The effect is sublime. Encompassed, as it were, on each side by the majestic rocks of St. Vincent, appearing like a huge cavern rent asunder. The numerous market-boats, sloops, brigs, Indiamen, &c. continually passing to and from Bristol; the men employed in blowing up the rocks ; the foot-passengers promenading up and down alongside of the river ; the green hills in front, trees, &c. with the charming variety which the windings of the Avon offers to the enraptured eyes of the spectator, affords contemplation of the most extensive and enlightened description.

The passage becomes rather rough as Hungroad is approached, at which place a large clustre of fine trees, on the left, are much admired. PILL is at length made, which has a convenient bay for shipping ; and the packets for Cork, Waterford, &c. sail from this port. It is full of public-houses, among which the Waterloo-Inn, Red Lion, and Duke of Wellington, are the most conspicuous. Near the river it has something like the appearance of Wapping ; but, at its extremity, towards the country, it possesses the neatness of a village. It has a small Church.

Here are also some signs put up at two or three huckster's shops, pointing out the widows and orphans of the men who were lost in the William and Mary Packet, belonging to Pill, in 1818, as a means of attracting custom. One penny is charged for the ferry across the water to Weeks's Hotel, when the traveller arrives in Gloucestershire. PILL, with the ships, craft, &c. has a pretty effect from the above hotel. The first road on the left leads to Lamplighter's Hall, and the village of Shirehampton appears on the right. The singular and delightful elevation of

PEN POLE is soon ascertained, from which one of the most extensive prospects in the world is witnessed :

What a scene !

What various views unnumber'd spread beneath

Woods, tow'rs, vales, caves, dells, cliffs, and torrent floods,

And here and there, between the spiry rocks, The broad flat sea.

The grounds of LORD DE CLIFFORD extend to PEN POLE, and upon which elevation a sort of sundial is erected, in order to accommodate, as well as give a direction to the telescopes of the travellers. The trees, valleys, and picturesque scenery immediately adjoining and beneath PEN POLE is very pleasing, but the vast expanse which unfolds itself is of so sublime a nature, that imagination must supply the defect of description. In the centre appears the immense space of the Severn, into which the Avon empties itself. Ships making and leaving Bristol. The range of hills and mountains encompassing the view as far as the eye can possibly stretch. To the right is seen the New Passage-House to Wales, and the Passage-House on the other side. In the circle on the right is also the fine range of hills in Somersetshire. On quitting PEN POLE the village of Shirehampton is passed through, when the traveller soon enters the delightful Park of Lord de Clifford, and gains the fourth mile- stone from Bristol. This Park affords some charming views of Dundry Tower, the Old Ruin at Clifton, the windings of the Avon, and the seats of Mr. Nash and Mr. Miles, also add considerable grandeur to the scene. This latter mansion, which has been recently finished, is a very superior building. It has in the front of it a fine portico with lofty pillars, and likewise a portico with pillars on each of its sides. The above seat is the property of a rich merchant, who has not only consulted taste in its formation, but it is said to have cost upwards of 150,000. It contains 132 rooms. The expenses of the hall alone were 20,000.

The interior has also to boast of the advantages of the most modern furniture, with all its superb embellishments. An extensive library is forming; and several of the paintings which decorate the principal rooms are from the first masters of antiquity. Three of which cost 30,000. On proceeding through the Park, the spectator obtains a front view of the mansion of Lord de Clifford, which was erected from a design of Sir John Vanbrugh, the architect who built Blenheim-House. It has ra- ther a heavy appearance, and not much admired for its style of architecture. On passing an elegant modern little cottage, near to which on the left is King's West on Hill ; upon this eminence is erected a very commodious Inn, with large stabling, &c. which proves extremely convenient to those parties who leave Bristol to admire the prospects of PEN POLE, and to visit the House and Paintings of Lord de Clifford. On the summit of King's West on H'tU, the view, if possible, is still more extensive than witnessed at PEN POLE. Tomb Marie, the highest mountain in Wales, is distinctly seen ; also the Denny, Chepstow, Cardiff, &c. &c. Upon quitting the above Inn, a lane on the right is the carriage- road, and only entrance for visitors that leads to the front door and hall of Lord de Clifford's mansion, which is about the distance of three hundred yards from King's Weston Inn. The hours of admittance are from eleven to two o'clock ; and, from the liberality of his Lord- ship, in order to gratify the curiosity of the public, the Paintings are to be seen nine months in the year. The visitor has nothing more to do than to ring a bell, and upon announcing his wishes to a footman, the housekeeper instantly presents herself, and the apartments are shown without delay.

Nineteenth Century Written Accounts:

‘The owner of most of the land in the neighbourhood was Lord de Clifford, who resided in a spacious mansion called Kingweston House. It was built by Vanbrugh who was so famous for erecting massive structures that I have heardthere was inscribed upon his tomb the couplet 'Lie heavy on him earth for he Laid many a heavy weight on thee'

It was a Show House not only for its architectural beauties, but its fine collection of Paintings, which might be inspected under the guidance of the Housekeeper, when his Lordship was in London during Parliament. On one such occasion, I then a boy between six and seven accompanied my Mother on a visit to the worthy functionary who was a friend of hers and being allowed to roam about the silent passages on the ground floor. I caught sight of the rope by which the large Bell on the top of the house was rung in its belfry. This was only rung for Luncheon & Dinner when the Family were at home and as its sound was very loud, it was heard far round. If it sounded when the Family were in London it indicated something wrong at the house, and Gardeners and Stablemen were to come immediately to render any assistance required. I was of course unaware of this. So thinking how grand an achievement it would be to ring it, I seized the rope and tugged with all my feeble might at length by hanging on the rope I succeeded in producing a sound, and greatly encouraged I redoubled my exertions and produced 3 or 4 more blows with the clapper. At this moment my Mother had ended her visit and we left, but had only cleared the courtyard, when we met men running, one armed with pitchfork, who anxiously inquired of my Mother what the matter

was, as the alarm bell had been rung. Of course she could not explain it and as I was not suspected, I kept my own counsel, and so the mystery was never solved.

The great enjoyments of Lord de Clifford when at home was planting shrubs and trees, many thousands were placed under his directions. I can picture him now as I often saw him, a little insignificant looking man riding on a very quiet horse followed by John Web, his favourite groom, to superintend operations. He had thus extensive and beautiful plantations with delightfully shaded walks in various directions near his mansion and on steep sides of Kingsweston Hill were thus covered with flowering shrubs and trees. Most lovely walks, being planned through them and delightful views were enjoyed from the summit.

Kingsweston House was pleasantly situated in a pleasant Home Park, on an elevated position, charming views spread before the windows over a well farmed country the Severn was seen entering the Bristol Channel, and beyond, the mountains of Wales, a sweet soft blue in distance. A delightful walk was formed through one of the plantations to Penpole Hill a lofty eminence whence a wide spread view was obtainable. Posset Point was seen at the junction of the Avon with the Severn and round the Point was Portishead, from whence a steam boat line runs to Ilfracombe, and places on the shores of the Bristol Channel. This Hill was a favourite spot for parties from Bristol and adjacent places, on account of the extensive view, and the glorious sunsets over the Welsh mountains. A very handsome Lodge stood at the entrance to the plantation, with a spacious Tearoom, to which visitors to Kingsweston House, were usually brought.

The sides of this beautiful hill had extensive Stone quarries. Kingweston Hill was also a place of much resort for picnic parties. When I last visited this lovely spot in 18.. the trees had grown so tall, that the views which had embraced wide areas were greatly obscured, but I obtained a glimpse of the Severn, between some of the tree stems and sketched the view. I was much impressed when Lord de Clifford's funeral procession came from Brighton, through Shirehampton Park, to the Mansion, prior to its interment.

The Hearse with its nodding plumes, the board of feathers. The Earl's Coronet borne on a velvet cushion, the long line of carriages with friends and domestics, was the grandest sight I had then seen. The following day I went to the interment at Henbury Church, where amidst demonstrations of respect for his memory and grief at his departure his remains were deposited in a costly tomb.’

**Recollections Of My Early Days And Sketches
Of Village Life, Francois Baron 1823-1899
(Great Grandfather of Alison Mary Stanes)**

Nineteenth Century Written Accounts:

At last we enter the broad bosom of the Channel There are few finer roadsteads in this country than King's Road commonly abbreviated to King road. It is well sheltered, except from the NE, the tide with common springs rises eight fathoms. There is good holding ground and the adjoining shore consists of a soft mud bank The length of the road is between two and three miles The scenery is very beautiful On the north west the dark headland of Portishead encloses the home scene and curtains of eminences rise gently in the back ground finely broken and diversified by soft woods or picturesque structures especially on the Gloucestershire side where the heights of Kings weston and Blaize Castle compose a Claude like scene As a sunset view it is perfect

The book of South Wales, the Bristol Channel, Monmouthshire and the Wye, C F Cliffe (1847)

King's Weston formerly belonged to Lord de Clifford Some of the enthusiastic admirers of this fine place are complaining of the inroads which are every day being made in this neighbourhood Lordly mansions and elegant villas are everywhere appearing and making incursions on the space which hitherto has been entirely appropriated to landscape beauty An entire day is far too short for the delectable enjoyment which this interesting locality affords but imperious circumstances forbade the further indulgence of that pleasure in which I would so gladly have luxuriated

Home Sketches on Both Sides of the Channel, Thomas Lacy (1852)

July 29. As soon as the people were all at church and chapel, I sallied forth by the downs, Sneyd Park and Kingsweston, to Shirehampton, tarrying often in my progress to sit or lie in the fields overlooking the most enchanting prospects, and in one field, having the sweet consolation of abundant tears, often pouring out my heart in prayer to God Oh! what were man, what were I at least, without this blessed, this everhealing resource!

Walking through the noble park, by a public footway, of Mr. Miles, late Lord de Clifford's, I reached Shirehampton about half-past three o'clock, and, passing on, inquired the way to Penpole Point, which Point I reached by a circuitous route, taking the village of Shirehampton in my way, instead of going on from Kingsweston Park; but I was not sorry that my mistake led me through this pretty village. The prospect from Penpole was indeed glorious; after pausing there sufficiently long for one view of it, I returned into the park, and, crossing a high road by a sort of bridge from the demesne, found what appeared to be an inn in the further grounds. (1838)

A Memoir of the Rev. George Armstrong, R Henderson (1859)

The proper selection of trees is most important.... The effect of judicious planting is strongly exemplified in the tracts adjoining the Bristol channel. There blackthorn is planted on the outside, which leans from the west ; then trees of different kinds. These at first are much cut to pieces, but they keep gradually rising, till they at last afford shelter behind them for some of the straightest and most wide- spreading timber trees of any in the kingdom. The soil is good, which is material, a rich marshy loam. At King's Weston the woods are beautiful, without the least appearance of being affected by the sea salt. In some parts there some high land intervenes between.

Gamonia, or the art of Preserving Game, J Rawstorne (from Second Edition 1905)

D

Project Brief

Project Brief:

Kings Weston Estate:: Historic Designed Landscape Review

1.0 Purpose of the Brief

- 1.1 This Brief has been prepared by City Design Group on behalf of Parks and Estates in BCC Neighbourhoods and City Development.
- 1.2 The Brief defines the project terms for a review and re-evaluation of the 1994 Kings Weston Historic Landscape Survey; setting it within a Conservation Management Plan Framework in accordance with current best practice guidelines.

2.0 Background

- 2.1 Designed by Sir John Vanbrugh, Kings Weston House is a nationally important, grade I listed building. The historic designed landscape is grade II on the English Heritage Register of Parks and Gardens of Special Historic Interest. The estate has a further 14 listed buildings, including the grade I listed Loggia and Brewhouse.
- 2.2 In 1994 Nicholas Pearson Associates were commissioned to produce a Historic Landscape Survey and Restoration Management Plan for Kings Weston Estate. 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 1994 Management Plan has never been implemented.

- 2.3 The house is now privately leased as a conference and wedding venue, but the estate forms part of one of the city's key destination parks. It is also part of a wider significant historic landscape and green corridor. Shirehampton Park, to the south of Shirehampton Road, forms part of the registered historic landscape, although is in the separate ownership of The National Trust.
- 2.4 The 1994 report is now more than seventeen years old, but remains at heart a professional survey and analysis of the historic designed landscape, produced by a nationally respected historic landscape practice.
- 2.5 However, for the following key reasons, it is acknowledged that the original survey would benefit from a significant review and update:
- a the landscape and built historic fabric have been subject to a further 17 years of change and deterioration. Consequently the survey may no longer reflect conditions or conservation priorities
 - b improved community links, coupled with new approaches to community involvement
 - c availability of new archival information, data, technology and tools e.g. LIDAR, 'Know Your Place'
 - d patterns of ownership, management, maintenance and public use have significantly changed

3.0 Project Scope

- 3.1 The Kings Weston Historic Landscape Review Project is expected to:
- e review and re-evaluate the original 1994 Historic Landscape Survey within a Conservation Management Plan framework
 - f identify changes in the physical landscape that have taken place since 1994
 - g identify and assess new archival and survey information
 - h incorporate Shirehampton Park (National Trust) and Kings Weston Down within the historic analysis
 - i record changes in land ownership
 - j identify additional specialist survey and analysis work that may be required for future conservation work

4.0 Methodology and Project Stages

- 4.1 The project will follow a process of desktop review and site analysis. It is expected to accord with the following current best practice guidance and outline stages:
- Conservation Management Planning, Heritage Lottery Fund, April 2008
 - Conservation Principles, Policies and Guidance, English Heritage
- 4.2 The project will be progressed through a series of planned stages (see Fig 1). Progress will be reviewed with the project coordinator at the end of each project stage.

- 4.3 Based on current team resources, and subject to the need for extended engagement with stakeholders, we would anticipate producing a high quality, comprehensive framework document (to stage 3) within a five month timeframe and prior to consultation.

Proposed Project Stages (Fig 1)

- Stage 1 - Review:** The collation of existing baseline information through meetings with internal and external data holders, archive review, and a site walkover survey. This stage will identify any additional specialist surveys that may be required.
- Stage 2 - Analysis and Interpretation:** Assessment of baseline data set within a conservation management plan framework.
- Stage 3 – Draft Report:** A description of the heritage, and a statement of significance with document and mapping analysis. It will identify likely risks to historic fabric and the potential opportunities. It will also consider recommendations for future action plans and resource planning.
- Stage 4 - Client Review**
- Stage 5 - Stakeholder Review:** The draft report is made available to key stakeholders for their review and feedback.
- Stage 6 - Review Stakeholder Feedback to Finalise Report**

Project Brief:

5.0 Project Constraints and Limitations

5.1 The Kings Weston Historic Designed Landscape Review project will, in essence, update the original 1994 report; setting it within a contemporary Conservation Management Plan framework.

5.2 The tree and woodland survey will be based on existing information held by Bristol City Council and The National Trust. Recommendations for any further specialist surveys and assessments will be included.

5.3 For the main house, the domestic and garden buildings, the report will outline existing built fabric surveys, interpretation and management information where available. The plan will provide an integrated framework within which surveys and analyses of exterior and interior building fabric can be planned.

5.4 In the context of declining budgets and limited public resources, and with other competing heritage assets within the city, it is likely that the optimum conservation management proposals will greatly exceed current available BCC budgets.

5.5 This review project, however, will provide an essential tool to guide a longer term process of building local partnerships and securing funding for Kings Weston’s future.

5.6 To this end the project will seek to identify a simple, clear vision for conservation of the estate landscape, recognising the importance of ongoing public access and visitor facilities, and acknowledging the potential for innovative future management and uses.

6.0 Project Structure, Coordination and Communication

6.1 We recommend that a project board structure is established (see fig 2) with a project coordinator representing the estate interests on a day to day basis.

6.2 The project work itself will be undertaken by Richard Goldthorpe, a chartered landscape architect within BCC City Design Group. Richard has worked in both the public and private sectors and has well established experience in the evaluation and conservation management of historic designed landscapes.

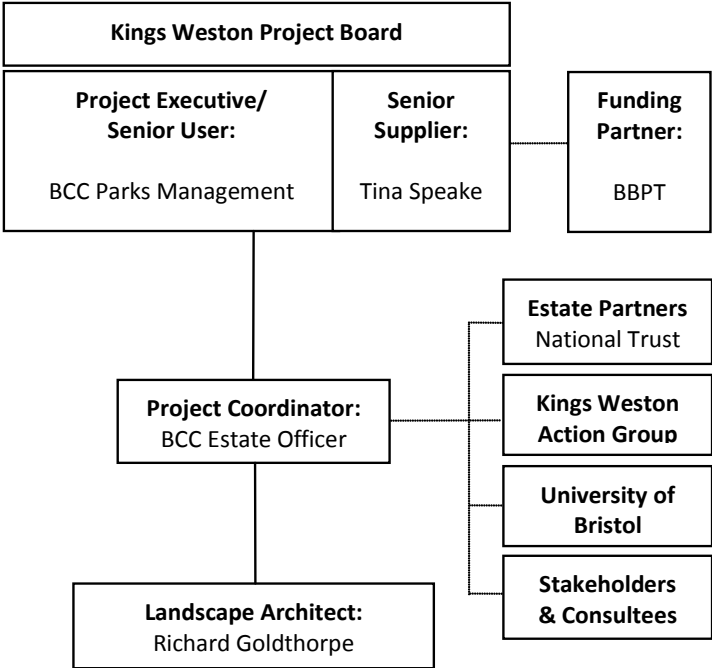
6.2 Coordination of the project, and communication with the estate’s stakeholders, should be led by the project coordinator within the estate team.

6.3 It will be necessary for the National Trust to lead any consultation and discussions with their lessees and land users as appropriate.

7.0 Stakeholders & Consultees

7.1 A list of likely stakeholders and consultees will need to be agreed with the Project Coordinator, but is expected to include:

- Avon Gardens Trust
- Bristol Building Preservation Trust
- Bristol Civic Society
- BCC Neighbourhoods and City Development
- Councillor Simon Cook (Deputy Leader and Executive Member for Capital Programme, Sport and Culture)
- Councillor Gary Hopkins (Executive Member for Targeted Improvements)
- Councillor Siobhan Kennedy Hall (Avonmouth)
- Councillor Tim Leaman (Kings Weston)
- Councillor Dr Doug Naysmith (Avonmouth)
- Councillor Anthony Negus (Executive Member for Housing and Regeneration)
- Councillor Simon Rayner (Kings Weston)
- English Heritage
- Friends of Blaise
- Garden History Society
- The Georgian Group
- Kings Weston Action Group
- Kings Weston House
- Kings Weston School
- National Trust and Shirehampton Golf Club
- Oasis Academy Brightstowe
- Private owners of estate and adjoining buildings, and adjoining recreational/ sports clubs
- Shirehampton Community Action Forum



8.0 Project Contacts:

Martin Harris. Estate Officer, BCC Parks Tel: 353 2268
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Tina Speake. Team Manager, BCC Urban Design & Conservation Tel: 922 2915 Email: tina.speake@bristol.gov.uk

Richard Goldthorpe. Landscape Architect, Place Shaping Team Tel: 922 3748 Email: richard.goldthorpe@bristol.gov.uk

E

Initial Consultation Responses

31st July 2013

Andrew Gordon



**Kings
Weston
Action
Group**

Kings Weston Action Group
c/o 75A Alma Road
Bristol
BS8 2DW

Dear Mr Gordon

Re: Kings Weston Estate Conservation Management Plan

Thank you for giving the Kings Weston Action Group (KWAG) the opportunity to offer feedback on the draft Consultation Management Plan (CMP). We have circulated the draft 0.5 around some of our members and have collected comments, concerns and ideas to feed back to you in this coordinated response. I hope that some of the comments can be taken on board for the final draft. I hope too that the document can be adopted by the City as soon as possible and we are keen to promote it following approval.

The CMP is a significant milestone in the conservation and enhancement of the historic park and we remain committed to working with the City and other stakeholders to achieve its recommendations. We welcome the scope and ambition of the document and are grateful for the City Council for having commissioned it in partnership with the Bristol Buildings Preservation Trust. We are also very grateful for the document having been dedicated to Tim Denning who was key in helping set up KWAG and whose enthusiasm and ability are very much missed.

Our specific feedback on the document is as follows and I have taken the approach of making comments on a page-by-page basis incorporating all of our members feedback. More general and over-arching comments follow this.

INTRODUCTION – UNDERSTANDING THE HISTORY

- p.1 "Third Draft" needs to be updated to the current
- p.2 "Seamills" should read "Sea Mills"
- p.5 Third column "Barrowhead Drive" should read "Barrowmead Drive"
- p.7 Number 34, 'Shirehampton Village', is shown in the key, but not identified on the map. We also suggest removal of No. 34 or addition of Lawrence Weston and Sea Mills as additional point locations.
- p.7 "Sea Mills Parade" should read "Sea Mills Garden Suburb" or similar
- p.10-13 Birth and death dates for the people involved in the history would be useful to include.

- p.11 The dates for Capability Brown's works can be pinned down to his being paid for his works in 1778 (Account Books held in Bristol Record Office). The location on the time line also needs to be moved to reflect this.
- p.11 "Sir John Vanbrugh 1710, Commissioned at Kings Weston" – There is no specific evidence for this date and we would suggest the more accurately defined commencement date for Kings Weston House on 17th June 1712.
- p.14 Although there has always been ambiguity the use of "Kings Weston" pertaining to the house and settlement and "Kingsweston" referring to the Hill and inn are commonplace
- p.14 "Seamills" should read "Sea Mills"
- p.15 It would be appropriate to note that Sir Robert Southwell held the post of Secretary to the Lords of Trade and Plantations which was influential in bringing new species of plants and trees to Kings Weston. Also his appointment as Secretary of State for Ireland is important to appreciate his political importance at a national level.
- p.16 third column. We would ask that the reference to Henry Sheres (not Shores) is removed as the letter identified relates entirely to works at Longleat and not at Kings Weston.
- p.18 It should be noted here that William Blathwayt was appointed by Robert Southwell as his joint under-secretary to the Lords of Trade and Plantations and the Sir Robert had a senior role over him.
- p.18 Third column, end of the first para – replace "kings" with "Kings"
- p.18 Third column, second para – replace "Spring Grove" with "Spring Gardens" as Sir Robert Southwell's London property
- p.18 Third column, second para – The letter relating to the gardens at Longleat is again mentioned as referring to Kings Weston. This should be omitted
- p.19 First column – It would be appropriate to note that Collen Campbell referred to Edward Southwell as "The Angaranno of our age" in the seminal work "Vitruvius Britannicus"
- p.19 Second column – It should be noted that no evidence exists for the construction of Kings Weston House to have been begun before 17th June 1712. Letter from Vanbrugh to E Southwell dated 28th Sept 1713 notes chimneys being put up on his "chateaux".
- p.19 Vanbrugh biog. box – Hawksmoor was not involved in the design of Seaton Delaval
- p.19 Quote box from T Mowl's book is misleading and factually incorrect
- p.21 illustration 2 on this page is credited as being from Bristol Museum and art gallery, but if thought to have been from Bristol Central Library, though now lost.
- p.22 illustration 5 should be noted as being by Mariette in 1724 and credited to the BRO
- p.27 It might be appropriate to note the presence of Kingsweston Inn on the estate and the provision here for any visitors to the park and house.
- p.27 Quote box – Not referenced.
- p.28 first column, first para – replace "inscribed W Halett on the reverse" with "Inscribed W Halett in reverse"
- p.28 second column, third para, item (r) – Remove "Octagonal" and replace with "Hexagonal". Recommend noting that the feature does not resemble either the Kip depiction or the Vanbrugh building.
- p.28 Third column, third para. We would suggest that it is noted that the Halett plan occurs immediately prior to the dated garden structures being planned and therefore is likely to show the parkland on the eve of reconstruction. We would also suggest that it is noted that Shirehampton Park is not yet included into the wider landscaped park and that proposals post-dating 1720 suggest that this was also incorporated shortly after Halett's plan.
- p.31 para 3 – typo "Distincitve" should read "Distinctive"
- p.31 para 3 – recommend that "ride" is replaced by "viewing corridor" or similar as there is no apparent surfaced track way illustrated.

p.32	Second para – the “lake” reference is a misinterpretation of the original memo and should properly read “lane” giving a different context to this paragraph. Recommend it is rewritten.	KINGS WESTON TODAY
p.32	second column – Capability Brown’s account book suggests 1777 for his involvement and the Southwell’s account books state 1778 for payment (BRO)	p.66 column 1 para 1 – Grammar, “Both” is used here to refer to three things
p.32	It would be significant to note that one of E Southwell II memos for October 1750 states his intention “To fill up the Terras and an Ice house”	p.66 column 2 - Under the bullet points of the “general the components of the estate”, it states that part of it “forms part of Kingsweston and Trym Valley Conservation Area”.
p.33	First column, first para – “Philip Mylne should read “Robert Mylne”	It should also be stated that part of it, namely, Three Acre Covert and the adjacent meadow, “forms part of Sea Mills Conservation Area”.
p.33	First column, first para – “fromal” should read “formal”	p.68 column 1 para 3 “Mancroft Close” should read “Mancroft Avenue”
p.33	biog box for Edward Southwell IV – Recommend noting his title, 21 st Baron de Clifford, and perhaps note that he was the last of the direct Southwell line though inherited aged just 11 yrs.	p.68 column 2 para 1 – It should be noted that there is a <u>pair</u> if gadrooned stone balls at the end of the formal garden space
p.34	first column, fourth para – Recommend the description of a “axial walk” is changed to “axial view” or similar. It is important to detail that this is not a formal approach, but the main path runs through the wood to the N only giving direct views between the house and Echo from either end.	p.68 We would urge that note is made here of inappropriate planting and ‘indistinct’ property boundaries.
p.36	first column, second para – “a essential” should read “an essential”	p.72 We would urge that it is noted that the tree growth in front of the house blocking the view from the Circle is all post-war
p.40	biog box for Philip John Miles – Would add more contextual detail to this such as being the first recorded millionaire in Bristol at his death (Western Chronicle etc), director of the Great Western Steam Ship Co, promoter of the Royal Western Hotel (Brunel House), Art collector.	p.74 We would recommend that it is noted here that the main path between the house and the Echo was, in 1772 through the woods to the north of the present Echo Path and still exists as an alternative route. The line of the Echo Path was a turfe viewing axis in 1772.
p.42	Biog box for Skynner Miles – “park” should read “Park”	p.76 column 4 – it is appropriate to note that in the last quarter of 2012 the Terras was cleared by KWAG in conjunction with Bristol City Council.
p.43	caption for image 1 – “New” should read “new”	p.78 column 3 para 1 – “early 20C” is probably better noted as “late 19C” following recent advice KWAG has received
p.44	first column, para 2 – “leased <u>by</u> ” should read “leased <u>from</u> ”	p.79 The continuous line of the estate wall through Penpole Wood from Penpole Point as far as The Sports Club should be noted here and given greater emphasis in the document over all. Much of it remains to a good height and it is in urgent need of recognition.
p.44	“Seamills” should read “Sea Mills”	p.80 It is important to note the large quarries on the north side and smaller quarries on the south side of Penpole Point should be noted and the identification of one on the north side as a nature reserve.
p.44	Suggest revising “without which it is likely to have been subjected to planned housing development as part of the Seamills garden suburb during the 1920s and 30s” as Napier Miles was instrumental in developing Sea Mills Garden Suburb and as such would have defined the boundaries.	p.82 The construction of the Portway with the date would be significant to add here.
p.45	We would urge that mention is made of the leasing of Penpole Woods to the Bristol Scouts as a camping ground between 193/65 and the 1950’s. This is still a much remembered facility locally.	p.82 column 3 – it might be worthwhile noting the boundary between the golf course and the Portway cutting is presently in an unsuitable chain-link fence.
p.48	images 1,3,4,6 should be credited to KWAG c/o the Know your Kings Weston event	p.82 column 4, final para – it should be noted that Crabtree Slip is a continuation of Longcombe separated by the Portway and from the Avon by the railway.
p.48	It should be mentioned that the Golf Club remained in use throughout the war though with a reduced number of holes	p.83 column 3, para 4 – we have been asked to note that Napier-Miles affirmed the donation of Shirehampton Park to the National Trust in 1918 and it was only in 1922 that it was finally transferred, (see ‘Golf in the Little Park’ for reference)
p.48	“Sea Mills suburb” should read “Sea Mills Garden Suburb”	p.88 column 1 para 1- “Inter-war housing” should read “post-war housing” (begun 1947)
p.50	First column – “Mrs Miles” should read “Mrs Napier Miles”	p.88 column 1 – it should be clarified which school the playing field belongs to as we are uncertain it is Kingsweston School.
p.52	image 1 should be credited to Bristol Central Library	p.88 It should be noted here that the Lawrence Weston estate was laid-out to incorporate the parkland trees within its design. This can be seen in the two illustrations on p.51
p.53	column 1 para 2 – it should be noted that the Brewhouse and Loggia had been in the same ownership as the house consistently until their sale by the BBPT.	p.88 We would urge that note is made of the key views up to Kings Weston House from Lawrence Weston and the suggestion made that these are incorporated as a designed feature of the 1947 plan.
p.54	We would like to note our great appreciation in the recognition of KWAG’s recent work.	p.88 It might be noted that the original field entrance to the Great Park from Kings Weston Lane remains as a pedestrian access to the estate.
p.56	some dates require alteration: Banqueting house 1707, Kings Weston House commenced 1712, Iron Bridge 1819-1822, Balaustrade terrace 1850-1851	p.90 Note a mature beech tree to the rear of the stables as a long-established feature
p.57	“Hallet” should read “Halett”	p.90 It is important to note the scale of the terracing along the northern boundary of the stable block area – up to 8ft high in areas.
p.58	It should be noted that the garden section in the BRO is dated August 1720, thus matching the date of Halett’s survey	p.90 Note the vestigial rockery in the eastern quarter of this area.
p.59	caption to illustration 2 should read “Halett” not “Hallet”	p.90 Note should be made on the location and condition of the boundaries that are a defining characteristic of the area.
p.59	1720 plan – we would urge that the potential deviation to the Hexagonal Building is accompanied with a similar potential deviation matching the modern alignment of the path. This would help show that the hexagon may not actually be Penpole Lodge as often assumed.	
p.59	1772 plan - The axis line from the entrance to Penpole Wood in the direction of the house should pass through the Quarry Garden as illustrated in Halett’s plan	
p.61	credit for illustrations 1&3 should be to KWAG, illustration 2 should be to the British Library, illustration 4 to the BRO	
p.62	illustration 6 should be credited to the NMR	

p.91 Illustration 4 shows the WWII hut base in another part of the park and not the Mylne designed Hothouse as noted in the caption.

p.92 Suggest “House in the Grounds” not “House on the Grounds”

p.92 The remaining extent of the historic garden walls needs to be noted here as being largely complete. It should also be noted that the majority is constructed of brick whilst only small areas adjacent to the road are of stone.

p.92 It needs to be clarified whether the walled garden and Mylne lodges remain on the Heritage at Risk Register

p.92 Bewy’s Cross needs to be mentioned here in its relocated position at the head of the lily pond

p.92 The size and condition of the lily pond need to be mentioned.

p.94 The relevant Listing Grade could be noted against each of the structures here shown.

p.95 It is noted that the section of the estate between the back of the stables area and Lawrence Weston Estate is missing from the document & note the recent planting of beech woodland here

p.95 Note access into this area from Lwrence Weston estate

p.95 It is important to note that the line of Napier Miles Road continues as the carriage drive up Kingsweston Hill at its NE end

p.96 column 1, para 1 – “Blaise Castle” may be better replaced with “Blaise Castle Estate”

p.96 Views from Sea Mills towards the wooded S slope of Kingsweston Hill are a defining feature of the Sea Mills Garden Suburb and should be noted. It should also be noted that historically famous views from Kingsweston Hill looking W over Kings Weston House and the River Severn havenow been lost.

p.96 It is important to note that there are several well-used bridle paths on Kings Weston Hill and these are in particularly poor condition through lack of maintenance. They are used extensively by Kingsweston Stables for the exercise of horses and this use should be protected.

p.96 It should be noted that this are bounds the Blaise Castle Estate midway along the ridge at its east end

p.96 The large image of Kingsweston Hill showing the TV mast is misidentified as of Kingsweston Inn and the Iron Bridge.

STATEMENT OF SIGNIFICANCE

p.100 Second column, fourth para – “part of site” should read “part of the site”

p.101 Edward Southwell III and IV should be further identified as 20th and 21st Barons de Clifford

p.102 In Associations: Designers it might be appropriate to add the eminent architects Frederick Bligh-Bond and xxxxxx

p.102 First column – again Edward Southwell III and IV should be further identified as 20th and 21st Barons de Clifford

p.102 column 2, para 2 – Note that Kings Weston has hosted royal visits

p.102 column 3, second para – suggest “This significance is further enhanced by the collected Kings Weston Book of Drawings *and other contemporary buildings in the park.*”

p.104 Communal value – note the lease of Penpole wood to Bristol Scout troops between the 1930’s and 1950’s and the community memory of this use.

p.105 Suggest the addition of the following elements to the table:

Carriage Rides either side of Kingsweston Hill –	Significance B
Quarry on SE side of Kingsweston hill –	Significance INT
Shirehampton Road –	Significance INT
Kings Weston Lane/ Kings Weston Road -	Significance INT

CONSERVATION MANAGEMENT POLICIES

p.109 Theme 2: Paths and Drives – We urge the inclusion of KWAG’s ambitions to replace and enhance lost routes in Penpole wood and on Kingsweston Hill as policy

p.110 We think that it is incredibly important to expand on the conservation theme on Key views, specifically to views between features within the estate as well as both out from the estate and, just as importantly onto the estate from surrounding areas. Particular, but not exclusively these should include:

- General views from Lawrence Weston towards Kings Weston House and Kingsweston Hill,
- views to and from Kings Weston from the Somerset side of the River Avon,
- views of the wooded ridge from Sea Mills,
- to and from significant buildings and sites such as Kingsweston Inn, the Echo, and Penpole Lodge etc.
- close views from the meadow below the house towards Kings Weston House and to the Loggia
- the axial view between the house and the site of Penpole Lodge
- Views from the M5 motorway to Kings Weston House
- From the terraces looking south and up the Avon Gorge

Views should be noted as either panoramic or axial and the condition and relative importance to the overall designed landscape noted

We consider that Policy needs to be specific in defining these views so that they can be protected from obstruction and detrimental development, and historic views enhanced and conserved. We strongly recommend the need for these views to be codified in a series of diagrams that could best explain them.

p.110 In theme 7 the use of the estate by dog walkers should be mentioned, as should the challenge of managing this use against the enjoyment of other users.

p.111 ESTATE-WIDE POLICIES

STRENGTHS

- Note that Vanbrugh is a nationally important architect and Kings Weston is a unique collection of his buildings
- Note that the estate represents a continuous evolution in English garden design with elements from every important period
- Note the estate is publically accessible year-round
- Note the natural habitat and biodiversity as well as the park being an essential corridor N-S along the Avon and E-W from the Avon across the whole of north Bristol

WEAKNESSES

- Note lack of visitor facilities
- Note modern incursions into the park

OPPORTUNITIES

- Suggest Improved Visitor Experience
- Community cohesion and health benefits
- An important educational resource

VULNERABILITY

- Lack of management into the future and the neglect of this CMP
- Failure of the previous CMP in being the foundation for better management

POLICIES

- Increase accessibility to able and less able visitors

P.112	HOUSE AND GROUNDS AREA		
	STRENGTHS		
	<ul style="list-style-type: none"> Note panoramic views from the terrace northwards Note area around the house as a community focus 		
	WEAKNESSES		
	<ul style="list-style-type: none"> Note poor relationship between Listed buildings due to uncoordinated planting and boundary treatments Vehicle access through the area Need to incorporate bins and services to the rear of the house 		
	OPPORTUNITIES		
	<ul style="list-style-type: none"> Note the potential improvements to the historic landscape by re-opening vies to the Loggia from the meadow below the house and the terrace The reinstatement of the terrace and its enhancement for café and community use 		
	POLICIES		
	<ul style="list-style-type: none"> Make some suggestion of retaining the historic stonework scattered around the area (From the demolished Hopper kitchens) that they can be recorded and reused in some fashion Seek the reclamation and reuse of the stonework from QEH school ruins. 		
p.113	HG4 – recommend the additional ambition to open views from the parkland below the terrace towards the loggia and note Priority I		
p.113	Key on map needs HGI identified		
p.113	Specific recommendations should emphasise the need to undertake appropriate survey work and the need to use the Planning Process for approval of works		
p.114	HOME PARK		
	OPPORTUNITIES		
	<ul style="list-style-type: none"> Reinstatement of the main axis between the front of the house to Park Hill via the Circle by removing post-war tree growth at the SW end 		
	VULNERABILITY		
	<ul style="list-style-type: none"> Deterioration of the existing historic lime trees on the avenue 		
	SPECIFIC POLICIES		
	<ul style="list-style-type: none"> HPI - Suggest Pedestrian priority in mentioned Note that the existing Lime trees of the avenue need appropriate arboricultural assessment and urgent/ongoing maintenance 		
p.115	ECHO WOOD		
	WEAKNESSES		
	<ul style="list-style-type: none"> The access to the Echo along the main walk is very steep at the SE end We recommend that WWII remains are not viewed as a weakness overall and that the retention and interpretation of them is essential in understanding the C20th of the estate. 		
	OPPORTUNITIES		
	<ul style="list-style-type: none"> The repair of the original C18th route through the woodland to the north of the Echo Walk could provide an important an accessible route for the less able bodied and reinstate part of the original experience of this part of the gardens The interpretation of the WWII ruins as an essential element in community memory 		
	VULNERABILITY		
	<ul style="list-style-type: none"> Regarding the estate wall along kings Weston Lane note the potential of collapse through lack of maintenance Note potential for vandalism of the Echo and Terras wall Poorly defined paths lead to erosion especially adjacent to the Echo The loss of views from the Echo Path across the Home Park through lack of maintenance 		
		EW2 –	Explore future uses of the Echo and the adjacent area
			<ul style="list-style-type: none"> Add the C18th northern walk through the woods as an additional place element (it still exists) and note significance as C
p.116		STRENGTHS	
		<ul style="list-style-type: none"> The location of the Circle remains a major focal point and hub of a number of the main routes through the park and from the car park. 	
		GENERAL POLICIES	
		<ul style="list-style-type: none"> Record notable trees and replace lost or ailing ones along the walks 	
		WA2	recommendations to include using the Circle as a key orientation and interpretation point. Important in improving its legibility Recommendation for the clearance o the trees between the circle and the main front of Kings Weston House Note the possibility of restoring views from the top of Park Hill, through the Circle to the house on a continuous axis.
		WA3	Recommend the partial retention of some of the WWII remains and their Interpretation as a part of the history of the estate
p.117		PENPOLE WOOD	
		STRENGTHS	
			Note that both items here is a repetition from another character area and needs correcting!
		WEAKNESSES	
		<ul style="list-style-type: none"> Loss of historic clearings within the wood and consequent reduction in biodiversity Loss of footpaths and poorly maintained surfaces throughout the wood Property boundaries of houses on the north side of Penpole wood are encroaching into the woodland and similar has occurred at Wood Lodge 	
		OPPORTUNITIES	
		<ul style="list-style-type: none"> The restoration of the historic estate boundary wall to help control access Improved use of the quarry garden area and designed landscape features below the main path through the wood Generally improved access and improved use of the woodland 	
		POLICIES	
		<ul style="list-style-type: none"> Suggest that the Estate wall needs assessment and a conservation strategy put in place for its retention and possible restoration as part of any Penpole Lodge reinstatement. Review the Northern boundary and ensure that all occupied land is secured in public ownership. 	
p.118		PW7	note to previous page
p.118		PW1	suggest specific note is made of removal or management of cherry laurel.
p.118			suggest inclusion of Jubilee Clearing as Place Element. Significance D. Recommend clearance of area and restoration as an open glade within the wood to promote biodiversity.
p.118		PW5	suggest a specific note regarding removal or management of cherry laurel
p.118			general policies - recommend the paths accessing the estate from Shirehampton and the Oasis Academy are better defined and enhanced to prevent on-going erosion.
p.120			“Karakol” and “Karakal” are used to describe the Penpole Lane site. Consistency required.
p.120		LP6	recommend the northern and western boundaries of the site are strengthened and damaged railings replaced with new suitable fencing
p.121		VULNERABILITY	
		<ul style="list-style-type: none"> note the potential of loss of legibility of area through poor maintenance and encroachment 	

p.121 POLICIES

- (c) We'd urge that a more pro-active stance on the mowing and maintenance of the meadowland is adopted and recommend the regular cutting of flat areas close to the Circle to improve legibility of the estate from the road, allow for views of the house from it, and for the area to be used for informal recreational space.

p.121 suggest the additional policy promoting the management and removal of trees below the Terras and along the bank. Recommend dead wood is removed off-site to enable easier maintenance

p.121 recommend the additional policy of opening up landscape views from Shirehampton Road and the Park towards Kingsweston in to improve legibility and reinstate its historic context.

p.122 recommend the additional policy of strengthening the character of the southern boundary with the views over Horseshoe Bend and the replacement of the chain-link fence with a more suitable and less intrusive fence.

p.122 we strongly recommend that the historic pond behind the grounds keepers depot should be included as an additional Place Element, significance C. We urge that the C18th pond and spring head are recorded and appropriate steps taken to restore the boundary walks of the tank, dredge silt, and improve access.

p.122 we recommend that an additional general policy should be included to promote better access across the Portway between the NT sites

p.122 we note that Shirehampton Lodge is excluded from the list of Place Elements. As an essential component of the designed landscape we would seek its inclusion in this report and question whether it needs to be included within the boundary of the Registered Landscape.

p.123 WEAKNESSES

The tump is outside of the Estates territory and in general parks maintenance. Parks should be notified of this CMP and discussions started on coordinated conservation.

p.123 POLICIES

- Resist further encroachment of trees into the meadow area to protect open character and views too/from the house.
- We urge that a policy improving visibility of the Loggia from the meadow should be implemented to improve legibility of the historic buildings in the park context.
- We urge the inclusion of the green strip of tree/boundary land along Kings Weston lane to the east is included within this report as part of the historic designed landscape and consideration should be given to the extension of the boundary of the EH designated area to include it.

p.123 GP2 – recommend the northern boundary hedge is mentioned and proposals put in place to maintain it as an appropriate level and ensure that trees to not mature to obscure views to/from the park. Additionally the public footpath that runs along the northern boundary linking into Penpole Wood requires better acknowledgement and maintenance as part of this and allowing visitors un-obscured views across the meadow to the house and Loggia.

p.123 GENERAL POLICIES

- Assessment and recording of the vestigial remains of Vanbrugh's Great Terrace and the veteran parkland trees along the southern boundary of this area should be made to improve understanding and inform future management.

p.124 STABLE GARDENS
WEAKNESSES

- It should be noted that the north east and north west boundaries of this area are in dilapidated and open condition
- A number of open wells, saw pits, the high embanked terrace to the north, and the ice house present a potentially dangerous environment for the public

p.124 GENERAL POLICIES

- Improve security to the perimeter of the area to protect from further vandalism and include the reinstatement of gates to the historic gate piers.

p.125 THE HOUSE IN THE GARDEN

HSI – Note the inappropriate fence separating the pond from the public road and recommend its removal and potential replacement with a more in-keeping and less obtrusive barrier.

HSI – encourage the removal of fences from the cobbled carriage ramps accessing the pond at either end of the NW boundary in order to give better access for regular pond maintenance and potential access to water level for educational use.

GENERAL POLICY

- Look to secure traffic calming along Kings Weston Lane and prioritise better pedestrian access across Kings Weston Lane. This would improve connections between the Home Park and Stables areas.
- We recommend the salvage of the C18th octagonal stone bollards from various locations in front of the walled garden and their reinstatement and reuse as part of any conservation or restoration alongside the road in this area.

p.126 GENERAL POLICIES

We would encourage the 'promotion' of the area for sports and leisure uses

p.126 NMI – it should be noted that recent work has removed the render from part of the front of the Listed building and policy should be to either review enforcement action or encourage the restoration of the façade.

p.127 KINGSWESTON DOWN

KWI - note the lack of continuity throughout the CMP of "Kingsweston Inn" and "Kings Weston Inn"

KWI – extend the noted views to include those from Shirehampton Park and Road.

We would urge that the carriage rides, substantially engineered and planted structures either side of the hill, should be identified as a separate Place Element, significance B. We would urge that these rides are properly recorded and their continued use as bridle paths encouraged. We would note that the drives on the northern slope of the hill are in urgent need of repair and continued maintenance. Future thought should be put into how the drive on the southern slope, bisected by the Quarry since the 1920's, could be fully reinstated through either the filling-in or bridging-over of the excavations.

NEXT STEPS

p.130 column 1, para 3 – It would be helpful to note that the "step based approach" should be followed as a "process".

p.130 column 2, para 2 – full stop missing off final sentence.

p.130 column 2, Step 4 – Recommend "architects" should read "Conservation Architects" and "with appropriate accreditation"

p.130 column 4, para 2 – CIL money should be allocated to the estate as an important part of the "Green Infrastructure" of the city

p.130 It would be helpful to note whether there is scope to undertake conservation/restoration work on a piecemeal basis or whether it should be undertaken as part of a single comprehensive estate-wide process.

Generally there are a couple of items that we would like to be considered for inclusion. We feel that emphasis should be made of the unique position of Kings Weston at a national level. Kings Weston is one of the most complete collections of Vanbrugh buildings in the UK and Bristol is the only City outside of London to possess a building by him yet they are poorly known and understood. The collection of Vanbrugh buildings, augmented by the complete survival of the Mylne gardens/stable complex, has considerable capital as a heritage and tourism asset.

We would also appreciate there being more detail on the process of consultation with the wider public following the present stakeholder consultation. It has been noted that the size and complexity of the CMP may be difficult to digest by most people and important policies and suggestions are easily misunderstood or overlooked by the community. We would urge that there is a more accessible consultation engaged with the local community in order that they can buy-in to the principles laid out here.

We are conscious of previous efforts to undertake restoration by the City Council have met with resistance and ill-feeling has been created between previous owners of the house through misconceptions about potentially very beneficial developments. We are keen to ensure that the community are brought into the process of adopting the CMP and we offer our time and support to see that this is undertaken.

Finally it has been commented that it is important that the proposed Steering Group is chaired by Bristol City Council as the primary landowner, but also ensures that there are publicly accountable systems in place to ensure conservation plans are secured in a transparent manner. We also need to establish how all parties review management practices to ensure that they are in keeping with the aspirations of the plan or as a minimum will not cause further degradation of the estate. We would also like to know the process for this document to be formally adopted by the City Council following the issue of the final draft.

I would like to reiterate our wholehearted support for this CMP and hope that the numerous notes, comments, and recommendations identified here might be considered for inclusion in the final draft. We have enjoyed contributing to the document and are extremely keen to ensure that its recommendations are actioned as far as possible.

We would also complement the author Richard Goldthorpe for the quality of the report, his patience and good-humour in dealing with the vast amount of correspondence KWAG has generated during its creation, and for his time and dedication in compiling it. Richard deserves utmost credit for what has been achieved with it and we hope very much that his continued involvement with the project can be secured.

Yours Sincerely

David Martyn
Chairman

For, and on behalf of the Kings Weston Action Group



Pendle House, Church Road
Abbots Leigh, Bristol BS8 3QU
30th July 2013

Mr Andrew Gordon
Estates Department
Bristol City Council

Dear Mr Gordon

Comments on the Draft Historic Landscape Conservation Management Plan for the Kings Weston Estate

Thank you for giving us the opportunity to comment upon this Draft Conservation Management Plan.

Formed in 1987, the Avon Gardens Trust was amongst the earliest county gardens trusts to be established. One of its roles is to help safeguard the heritage of historic designed landscapes within the former County of Avon. The Gardens Trust's records for Kings Weston are on the national database Parks and Gardens UK, and have been referred to in the preparation of the Plan. These records were expanded and updated in 2012, but more recent events at Kings Weston are not yet included.

We welcome this very well-researched and written Conservation Management Plan, and support the proposed Conservation Management Policies put forward within it. We have only the following comments and suggestions to make.

Page 6. Site Features.

No 10. Ice house. To be consistent, (Grade II) should be added

No 17. Iron Bridge. To be consistent, (Grade II) should be added.

No 28. Karakal Site. We query the use of the word "Site". Karakal (or Karakol as it was previously known) is only the building. The land completely surrounding the Karakal building on all sides is unused land for which there is no planning permission. This land did contain a social club building and parking known as Fairways, but this building was demolished thus removing its use rights. Following the Council's refusal to renew a permission for a public house because of its harmful effect on the registered park, the setting of Kingsweston House and the Conservation Area, an appeal was dismissed by a Planning Inspector in 1998. More recently a proposal for industrial units on this land has been refused by the Council. To use the word "Site" for this land suggests that it is a potential building site which, in the absence of planning permission, is not the case.

No 35. Shirehampton Lodge. Whilst this property has also been known in the past as Shirehampton Lodge, it was originally called Park Lodge, being one of the two Park Lodges into the Park. Its postal

address is Park Lodge, 1 Park Hill (which is used by English Heritage for details of its listing), and so we suggest that this address is used instead.

No. 36. Shirehampton Cricket Club. This should be Shirehampton Golf Club.

Page 7 The associated map

The boundary of the registered park is inaccurate in places. It should not include The School in the Garden, or the cottages fronting onto Kings Weston Lane (with the exception of The Old Fives Court). Nor should the boundary include the houses fronting onto Kings Weston Road (opposite Ferndown Close), and 1, 2 and 3 Kings Weston Road fronting Kings Weston Down, which are referred to as Kingsweston Inn No.17.

Page 13 Understanding the History 20th Century

It should be added that, as a philanthropic act, Philip Napier Miles agreed to sell 205 acres of his Kings Weston estate to Bristol City Corporation for the express purpose of the laying out a Garden Suburb. Bristol was addressing the need to provide 'Homes Fit for Heroes' returning from the First World War. Philip Napier Miles placed restrictive covenants on the sale of the land requiring that no part of it should be used other than as a Garden Suburb and that the density should on average be not less than 8 and not more than 12 houses per acre. Full details of the history and layout of Sea Mills Garden Suburb are given in the Council's Sea Mills Character Appraisal and Management Proposals 2011. This notes that "Sea Mills Garden Suburb is an intact example of Ebenezer Howard and Raymond Unwin's model of a planned Detached Garden Suburb, and Bristol's finest example of planned post-WW1 municipal housing".

Page 44 Understanding the History Early 20th Century

This says that "In 1922 Napier Miles donated the remaining 98 acres of Shirehampton Park to the National Trust with the continuance of golf, cricket, tennis and open space uses key within the legal agreement; vital in securing the future of Shirehampton Park as an open space, without which it is likely to have been subjected to planned housing development as part of the Seamills garden suburb during the 1920s and 30s." (our italics)

Firstly, our records (and the Council's Sea Mills document referred to above) say that Philip Napier Miles gave Shirehampton Park to the National Trust in 1918, rather than in 1922. Could this date be checked ?

Secondly, it should be added that Philip Napier Miles gave Three Acre Covert to Bristol City Corporation as a 'Public Pleasure Ground'. Three Acre Covert was originally part of Shirehampton Park, but was separated from it when Sylvan Way was built. This land therefore became a Public Pleasure Ground adjacent to the Garden Suburb.

Thirdly, the italicised part of this sentence should be omitted. It wasn't vital to secure the future of Shirehampton Park as an open space that it was given to the National Trust. It could equally have been given to Bristol City Corporation in the way that Three Acre Covert was given to Bristol for use as a Public Pleasure Ground.

Fourthly, Sea Mills Garden Suburb was a fully-designed entity laid out on a specific area of land. Consequently, Shirehampton Park could never "have been subjected to planned housing development as part of the Seamills garden suburb during the 1920s and 30s."

Page 48 Understanding the History

This should say “Sea Mills Garden Suburb (y)” instead of “Seamills suburb (y)”

Page 50 Understanding the History

Our records say that Penpole Lodge was demolished in 1950 rather than 1952. Could this date be checked ?

The stable block is no longer used as police welfare offices but is empty. (Planning permission was granted on 8th July 2013 for its conversion and extension to 10 dwellings – Application No. 13/01051/F.)

Page 68 Kings Weston Today - House and Grounds

For information : the “visually inappropriate”... “automated vehicle access control” (made of rendered concrete blocks) is unauthorised by planning permission and listed building consent. Therefore consideration should be given to its removal, by enforcement action if necessary.

Page 70 Kings Weston Today

There are typos of “requires” and “principle” in No 4

Page 82 Kings Weston Today - The Little Park

Under Penpole Lane it says

“The privately owned Karakal industrial site occupies the land between Shirehampton Park and the Twyford Cricket Club. The Karakal site includes a single storey, utilitarian business unit, associated car parking and a large subsoil heap stockpiled at the rear of the plot.”

As explained above, this is not an industrial site nor is the building a business unit (i.e. Use Class B1/B2). The Karakal building is a warehouse (i.e. with permission for Use Class B8 storage or distribution). (It was built over a redundant reservoir which had been constructed to serve the new housing areas of Lawrence Weston and Shirehampton).

The land surrounding the building on all sides has no permitted planning use (and is in a different ownership to the Karakal building). In 1998 the Council refused the renewal of an outline permission for a public house on this land surrounding the Karakal building for the reason that it would harm the King Weston Grade II registered Park, the setting of the Grade I listed Kings Weston House and the Conservation Area, arguing that no development should be permitted. A Planning Inspector agreed with the Council’s views and dismissed the subsequent appeal concluding that “The proposed development would introduce buildings and commercial activity into the heart of the registered Kingsweston Park. In my view the development would seriously intrude into, and harm, the spacious open parkland appearance and natural landscape character of Kingsweston Park contrary to Policy NE9 of the adopted Local Plan and national policy advice in paragraph 2.24 of PPG15. It would also harm the setting of Kingsweston House, a Grade I listed building, insofar as Kingsweston Park provides a fine and appropriate setting for the House, contrary to the aims of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (Appeal Ref. T/APP/Z0016/A/97/289338 – see attached decision letter).

Page 90 Kings Weston Today - Stable Block and Gardens

Add reference to the recent permission for 10 dwellings (see above).

Page 100 Understanding Significance

It should read Sea Mills rather than “Seamills”

Page 120 Conservation Management Policies - The Little Park, Penpole Lane

LP7 Karakal site. After “Conserve and maintain Penpole Lane hedgerow” the words “and trees” should be added as there are two major avenue trees on the Karakal frontage which should be kept.

Under Opportunities, General Management Policies and Specific Recommendations it says “Consider reintegration of the Karakol site within the historic landscape should the opportunity arise”. It is unclear what this means. It could be considered to be screen tree and shrub planting around the building. Since the building is regarded as “Intrusive or damaging” it should be an aspiration that the Karakol building is removed and the land returned to open space. This would be possible if funding became available for its purchase and demolition, or if the owner agreed to exchange the warehouse with a similar building elsewhere in Council ownership.

Page 137 Gazetteer - House and Grounds

On the plan the markers showing HG2 Brewhouse and HG5 Home Lodge should be corrected.

Page 138 Gazetteer - House and Grounds

On the plan there should be a marker for HG11 QEH School Building

Page 146 The Little Park

Under the Karakal Site it says “Business/industrial site. Single storey industrial unit (late 20C. As explained above, the building has a Class B8 storage/distribution use i.e. as a warehouse. So it should read “Warehouse building. Single storey warehouse unit (late 20C” Under Function it says “Industrial” and it should read “Warehouse building”

We hope that these comments can be taken into account in the final version of the Plan.

Yours sincerely

Ros Delany (Dr)

Chair, Avon Gardens Trust

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



City
Design
Group