

PARKLANDS CONSORTIUM LIMITED

HISTORIC LANDSCAPE AND ENVIRONMENTAL CONSULTANTS LANDSCAPE ARCHITECTS

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2 May 2014

Development Policy Manager
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Warwick District Council
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ROYAL LEAMINGTON SPA
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Dear Sir

Summary of Preferred Options Consultation for Gypsies and Traveller Sites

OBJECTION on behalf of C and S Taylor LLP, owners of Warwick Castle Park, prepared by Hazel Fryer, Parklands Consortium Ltd and James Edgar, Historic Buildings Consultants Ltd.

We wish to object to the proposed allocation of:

GT alt 01: Brookside Willows as a preferred option for a Gypsy and Traveller Site and GTO6 Park/Farm/Spinney Farm as an alternative site:

As this use would adversely affect the setting of Warwick Castle Park, grade 1 registered historic landscape, and in the case of Brookside Willows it would damage further, and prevent the restoration of an unregistered part of the historic park.

This park is recognized to be of the highest significance and, although not designated, the importance of Brookside Willows and the adjacent features, should be formally recognized and given due weight. They are described in detail in the supporting statement but a brief synopsis is provided below. The un-designated assets are as follows:

1. The Banbury road, (A425) was a designed approach to the historic town of Warwick, completed in 1806. Re-located highways, and even whole villages, form important elements in the designed and improved landscape of the Georgian period but seldom was the whole approach to a major historic town completely remodelled with the emphasis on improvement of the approach to, and appreciation of, an 'heritage asset' of international significance. At Warwick the Earl provided his castle, town and estates with a new entrance designed to be enjoyed in terms of changing views of set pieces and contrasting impressions of the whole landscape.

The re-routing of the Banbury Road eastwards was an essential part of the improvement of the Castle and its famous gardens and the development of the Park in the late C18. The new road not only enabled the enlargement of the Park, by an additional two hundred acres, but also it terminated in a new bridge (paid for by the improving, second earl, George Greville) which provided wonderful picturesque views of the Castle and the town. The planned approach is set out with a sequence of views which begin to the south of the Park. Travelling northwards the visitor was made

aware that he/she was on Warwick land: Park Farm, for example, provides a clear statement. The park to the north and west is at first concealed by perimeter planting but there are contrasting views to the open improved farmland to the east. The farm and estate buildings including - Park Farm, Aspen Cottage and Asps Farm - appear as 'eye catchers' or incidents in the landscape. In the valley of the Tach Brook the planting thinned to give a view of New Waters on either side of the road. Perimeter planting (and a pleasure ride) was seen on the park side and the open, agricultural landscape of the estate on the east side. The road progressed with the spire of St Nicholas Church at the center of the vista and more incidents such as the toll house on the route. The features of the town gradually unfold terminating with the magnificent panorama of the castle and town which was finally revealed from the new Castle bridge. Despite more recent developments this unusual sequence of views remains substantially intact, particularly at the southern end, and should be protected from development.

2. The enlarging of the park included alterations to the pool originally formed by the damming of the Ram or Tach Brook as it was also known. A larger dam was constructed on a section of the new road to form a pool called New Waters. The lake also extended on the other side of the new road: these were the Eastern New Waters, now known as Brookside Willows. This pool formed part of the park and would have been seen as the balance to the western water by those using the road. The land to the north of the Eastern New Waters comprised, by no later than 1806, Turnbolls Gardens appears to have been associated with the more functional aspects of the park, possibly as a nursery. It appears that Turnbull was employed by the Earl but by 1797 he was established in his own business as a gardener and seedsman. Despite the unfortunate use of the site as a tip it is possible that it could be recovered and restored as an important landscape feature and hydrological and ecological resource. And if any form of permanent development with roads, structures and other facilities, were permitted, the future restoration would be jeopardized.

We consider that the proposed use of Brookside Willows for a Gypsies and Traveller site should not be proposed as a Preferred Option in the Local Plan as this use would cause harm to the above-mentioned elements of this exceptional historic landscape at Warwick

Returning to the grade I registered historic park, (The evolution of the Park is examined in detail in a Conservation Management Plan for Warwick Castle Park prepared by Parklands Consortium in February 2014), and conservation area, the setting is essentially rural. In fact the open, agricultural, landscape can be seen as a contrast to the parkland. The perimeter ride – one of the defining features of the Georgian park which, as a type of historic asset is admired and was reproduced around the world - around the edge of the park was screened by a filter of tree planting intended to provide filtered views of the features and open countryside beyond. One such feature was the Eastern New Waters which, as part of the whole new water feature, would have had a considerable impact on the viewer and would have made it clear to him/her that Lord Warwick was a man of great taste and vision, as well as a man of great resources.

The proposed development would have an impact upon the significance of the grade I registered park by adversely affecting its setting. A change from the openness to that proposed, with all associated development, would have an adverse impact on the way that the Park and its perimeter ride are experienced. The park (and approach) has always been appreciated in its open, rural context. To the east from the park the experience was, and remains, open, agricultural landscape and the parkland feature such as Eastern New Waters and probably Turnbolls Gardens. The development of Brookside Willows, with any built or landscape features, trees, would be seen from the Park and would obtrusive thereby damaging its setting of the Park.

On the two grounds set out above – the need for further assessment of heritage assets and the impact on the setting of Warwick castle Park – we request that this proposal should not be accepted.

Yours faithfully



**OBJECTION: Preferred Options Consultation for Gypsy and Traveller Sites:
GT alt. 01 Brookside Willows, Banbury Road, Warwick and
Alternative Site: GTO6 Park/Farm/Spinney Farm.**

SUPPORTING INFORMATION

Prepared by Hazel Fryer, Parklands Consortium Ltd., and James Edgar, Historic Buildings Consultants Ltd., on behalf of C and S Taylor LLP

An extract from the 1813 Ordnance Surveyor's drawing of Warwickshire, on which is superimposed the proposed traveler site, Brookside Willows, much of this historic landscape survives. Park Farm, although altered, can still be seen as a feature on the drive to and from Spiers Lodge. The boundaries of these sites are illustrated below,

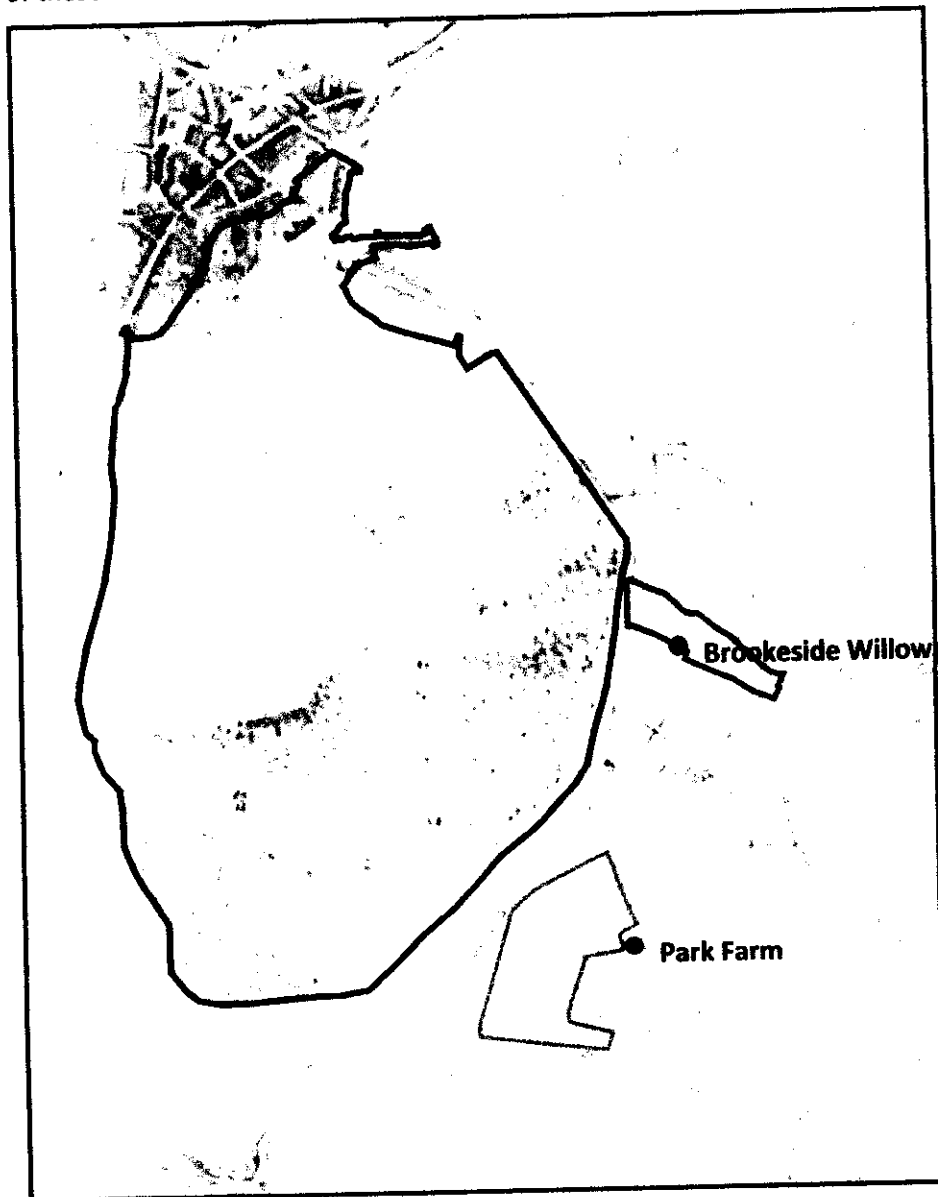


Figure 1: Ordnance Surveyor's Drawing, 1813, Henry Stevens.

Source: British Library OSD 255.

The boundary of the park is outlined in black:

Preferred Option GT alt 01: Brookside Willows is outlined in red.

Alternative site GT 06 Park Farm/Spinney Farm is outlined in orange

1 WARWICK CASTLE PARK: CHANGES BY GEORGE GREVILLE 1773-1816

Francis Greville who was responsible for the early phase of Warwick Castle Park died in 1773 and was succeeded by his son George, second Earl of Warwick (1746-1816). George Greville significantly expanded the park eastwards. This radically changed the scale and character of the park creating a landscape with such features as a large lake, drives and walks through pasture and ornamental woodland and extensive views.

On his succession George, aged under thirty, had pronounced artistic interests, being a member of the Society of Dilettanti. He was interested in agricultural improvements and had corresponded with Arthur Young, the great writer on agricultural improvement. Greville was responsible for extensive works in the garden at the Castle, the creation of a whole new picturesque approach, and completing the park along the lines which his father and Lancelot Brown had initiated. George did not use a professional landscape gardener and adopted this role himself. He was interested in the picturesque and influenced by the ideas of the Rev. William Gilpin whom he corresponded with and visited. As early as February 1777 Gilpin reported receiving a letter from George Greville: ' (whom I never had the honour to see) informing me that he had made several alterations at Warwick Castle from hints I had thrown out and that he should be very glad to talk over these things with me upon the spot.'¹

In another letter he reported a meeting with Greville who had outlined his ideas for 'the Approach', namely the Banbury road.² This was centered on the spire of St Nicholas's Church but after George Greville's alterations the approach to the Castle by the realigned Banbury Road gave a framed view of the castle from the new Warwick Bridge. The expansion of the park took place on three sides. On the west more land at The Leafield was included, to the south Barford Road was re-routed on a more southerly route and to the east, the Banbury Road was realigned on a more easterly line, together with a new bridge to cross the river Avon. This enlarged the park by an additional two hundred acres so that in 1791 it covered 751 acres. George Greville expended huge sums of money on paintings and furnishings for the Castle which together with the work in the gardens and park had led to him being declared bankrupt in 1806. He was not allowed by the trustees to live at Warwick until 1815 shortly before his death.

The road closure order for Barford Road was issued in 1777 and work on its re-routing proceeded immediately. This added a further 23 acres to the South Park. The re-routing of the Banbury road was made possible by the enclosure of a field at Myton together with land already in Greville ownership. The changed route was included in an Act of 1780 to extend the powers of the Turnpike Trustees, the road having been a turnpike since 1725. The Earls of Warwick were to be responsible for maintaining the additional length. This work did not begin until 1784-5. The final section of the new road avoiding Bridge End and entering Warwick by a new Castle bridge was carried out between 1788 and 1793.

A survey of 1791 by E. Sale³ (figure 2) shows the completed section of the Banbury road up to Bridge End and the continuation as 'The New Road' together with the completed Barford Road. Park Farm and the Asps farm were important features on the route of the new approach. The field boundaries have also been removed from the land incorporated into the park.

¹ Mavis Batey and David Lambert, *The English Garden Tour* (1990) p. 218

² Bodleian Library, Oxford, Gilpin Mason Letter MS Eng d.570.ff. 86ff

³ Warwick County Record Office (WCRO) CR 1886 M23 Survey of Warwick Castle Park by E. Sale 1791

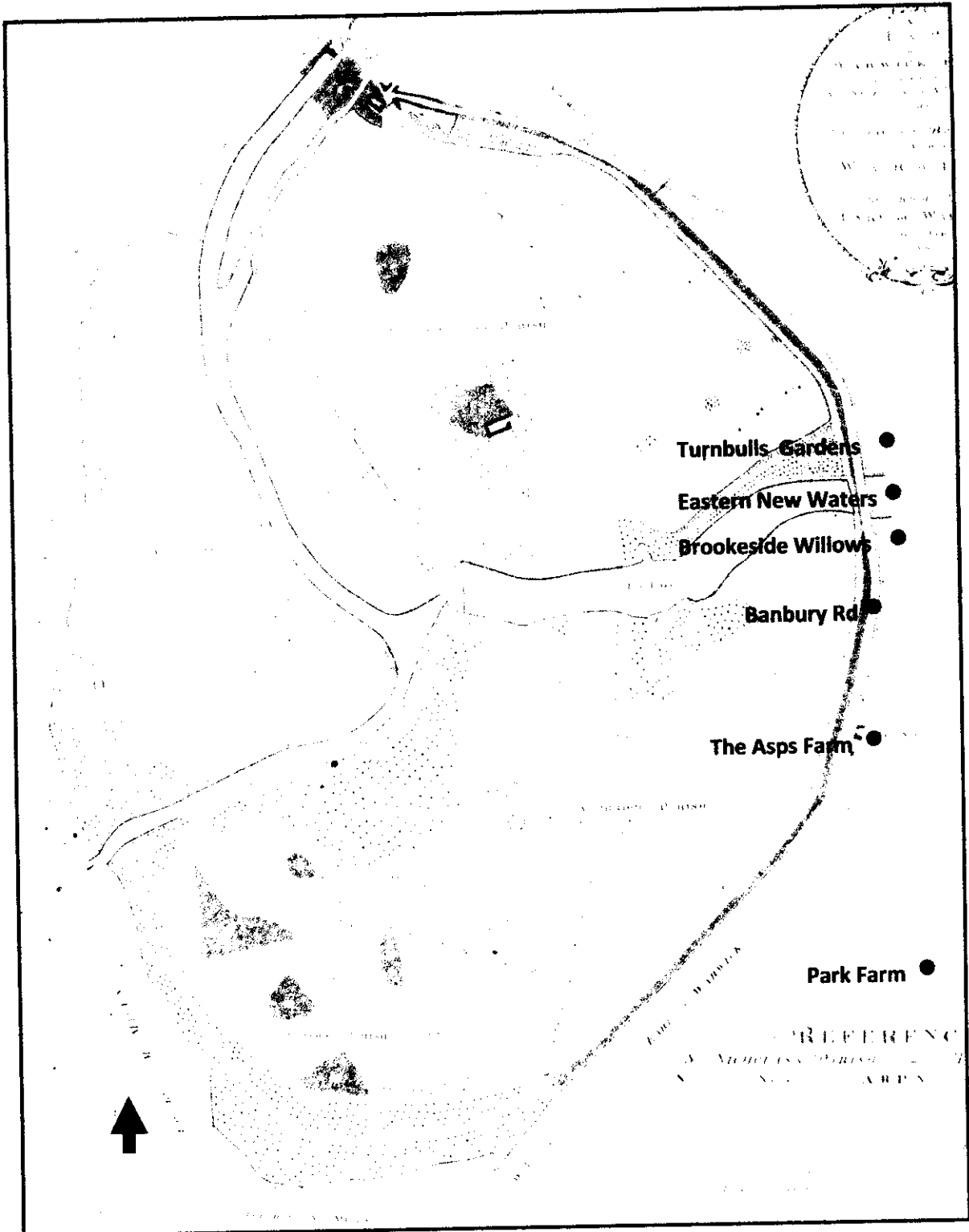


Figure 2: Survey of Warwick Castle Park, E Sale, 1791, (WCRO CR1886 M23)

The New Waters was a critical feature on the route of the new approach. The Waters replaced Brown's dam and extended across to the east side of the new approach enabling the approaching traveller to cross and admire the extensive water body, which ran through the Earl's agricultural and parkland. The planting at the crossing was narrow so that views could be obtained from the circuit drive to the West and East over New Waters. The new lake became one of the highpoints of a drive around the park, and was described by William Fields in 1815:

The waters of this fine expanse are pure and pellucid: not a weed deforms its smooth surface: not the least turbid mixture sullies the glassy cleanliness of its whole depth, which in some parts is not less than 25 feet ... at a small distance, on the east side, in the midst of a group of elms is to be seen a heronry, besides which so few are to be seen throughout the kingdom.⁴

The re-routing of the two roads required the perimeter to be replanted to delineate the new boundaries, and preparations for this began in 1788. The old perimeter was selectively thinned into clumps or lines of trees. The removal of the last of the formal avenues took place at this time.

Once the new road was completed into Warwick the medieval 'great bridge' became a feature of the Castle's gardens, and the section of the old Banbury road leading to it was planted. The Earl of Warwick paid for half the cost of the new bridge, the Corporation raising the rest. The state of the old bridge was apparent when soon after it was replaced much of it fell into the river after a storm. It then became a picturesque feature in the landscape.

A Map of the park in 1806 by William James⁵ shows the high point of the park's development, (figure 3). George Greville had succeeded in reproducing on a grander scale the design features of the earlier park together with the addition of picturesque elements. The landscape had a sinuous sheet of water, encircling belts and topography and plantations which provided constantly changing views. A 'new' feature can be seen on the 1806 plan: Turnbull's Gardens is shown as a plantation, on Warwick land, immediately to the north of the Eastern New Waters. Turnbull had advertised himself as a 'Gardener and Seedsman and it would appear that he had been allowed to establish some form of garden, possibly with specimen trees, to show off his skills and products. The fact that it was on Warwick land and juxtaposed with the new approach and extended park and water features suggests that Turnbull enjoyed the particular favour of the Earl. It is possible that the gardens were intended to appear as a continuation of Temple Hill Wood and they certainly have been seen as a feature enhancing the immediate setting of the Eastern New Waters.

The Eastern New Waters had comprised six acres of what had been part of The Asps Farm. The water feature was clearly recorded on the Bishop's Tachbrook tithe map and apportionment of c.1844; it was still in the ownership and occupation of the Earl of Warwick.⁶ (figure 4). Park Farm can be seen as viewpoint on the ride/drive from Spiers Lodge

⁴ William Field, *An Historical Account of the town and Castle of Warwick*, (Warwick 1815)

⁵ WCRO CR1886 M34A Map of the Park, 1806 by William James

⁶ Warwick County Record Office, *Tithe Map and Apportionment of parish of Bishop's Tachbrook*, c. 1844



Figure 3: A survey of Warwick Castle Park, William James, 1806 (WCRO CR1886 M34A)

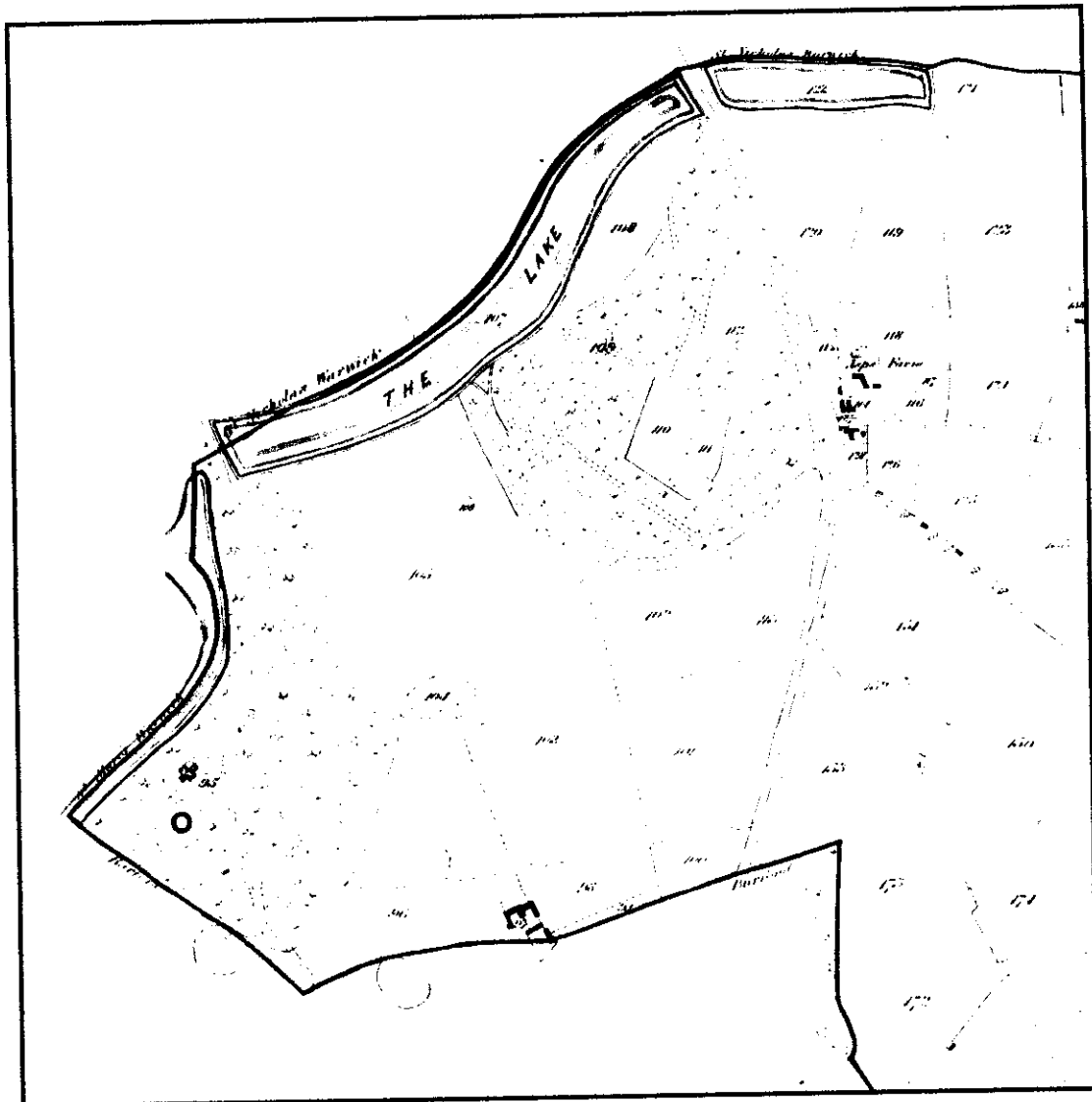


Figure 4: Section from the Bishop's Tachbrook to the map c.1844 showing the Eastern New Waters, parcel number 122, Source: WCRO CR569/236

The Eastern New Waters was not kept open and by 1886 was becoming silted up, although a small pool still remained. The area of the former pool became increasingly marshy (figure 5). The area today, unfortunately, has been the subject of tipping, but could be restored. The woodland planting of the area called Turnbull's Garden was probably contemporary with the enlargement of New Waters.

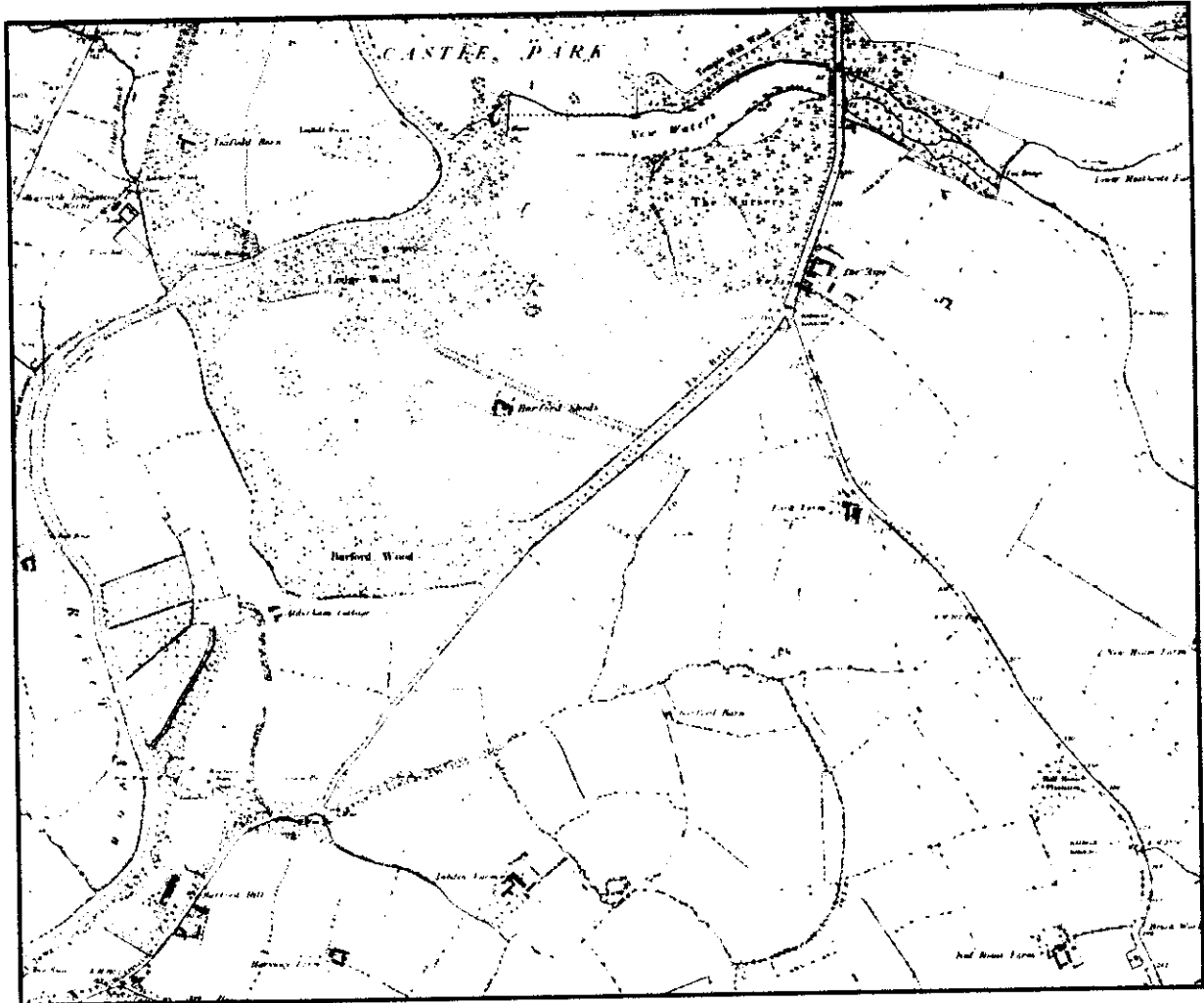


Figure5: Ordnance Survey Map 6" 1886

2. CIRCULATION & VIEWS

The eastern part of the perimeter circuit ride ran over the dam formed by the Banbury road. It was an internal route that was in place by the late 1780s. Temple Hill Wood also had an internal ride at this date leading from the circuit drive and running into North Park.

The perimeter ride – an essential feature of the Georgian landscape park - marked by mature specimen trees. It would have been used by special guests who would have been able to take in all views not only 'inside' to the park and its features but also 'outside' to the agricultural element of the Earl's lands. The less privileged users of the public road would have been able to see their 'betters' as they enjoyed the park.

The principal views were from the western and eastern ends of New Waters, where the rides ran across dams and thus were slightly elevated giving long views over the water. There would also have been filtered views over the Banbury road towards Brookeside Willows (Eastern New Waters) and across the open agricultural landscape towards Park Farm. These filtered views – views through tree planting – survive although undergrowth is in need of clearance.

3 SIGNIFICANCE

The Eastern New Waters and Turnbull's Gardens are highly significant as they are:

- Surviving features from George Greville's extensions to Warwick Castle Park and essential parts of the improved approach to Warwick.
- Prominent features viewed when travelling on the perimeter circuit or via the dam, and on the Banbury road.
- Part of the broader improved Warwick estate and landscape.

Park Farm is a significant feature in the wider agricultural landscape to the east of Warwick Castle Park. In particular it is a focal point which can be seen on the drive from Spiers Lodge

4 VISUAL ANALYSIS

With the completion of the final section of re-alignment of the Banbury Road to the east, between 1788-1793, the vision for the Warwick Castle Park landscape was finally realised. The designed series of views along the Banbury Road which were a feature of the overall concept still mark the approach to Warwick and are an important feature that is experienced when entering the town today. The Banbury Road can be viewed, aligned on St Nicholas Church although it is from the left lane not the central line of the road. On leaving Warwick towards the south the tree lined vista along the Banbury Road is still apparent.

The changed feature of Brookside Willows (Eastern New Waters) is a prominent element on this approach.

Park Farm, although modified, still remains an historic feature on the approach to Warwick

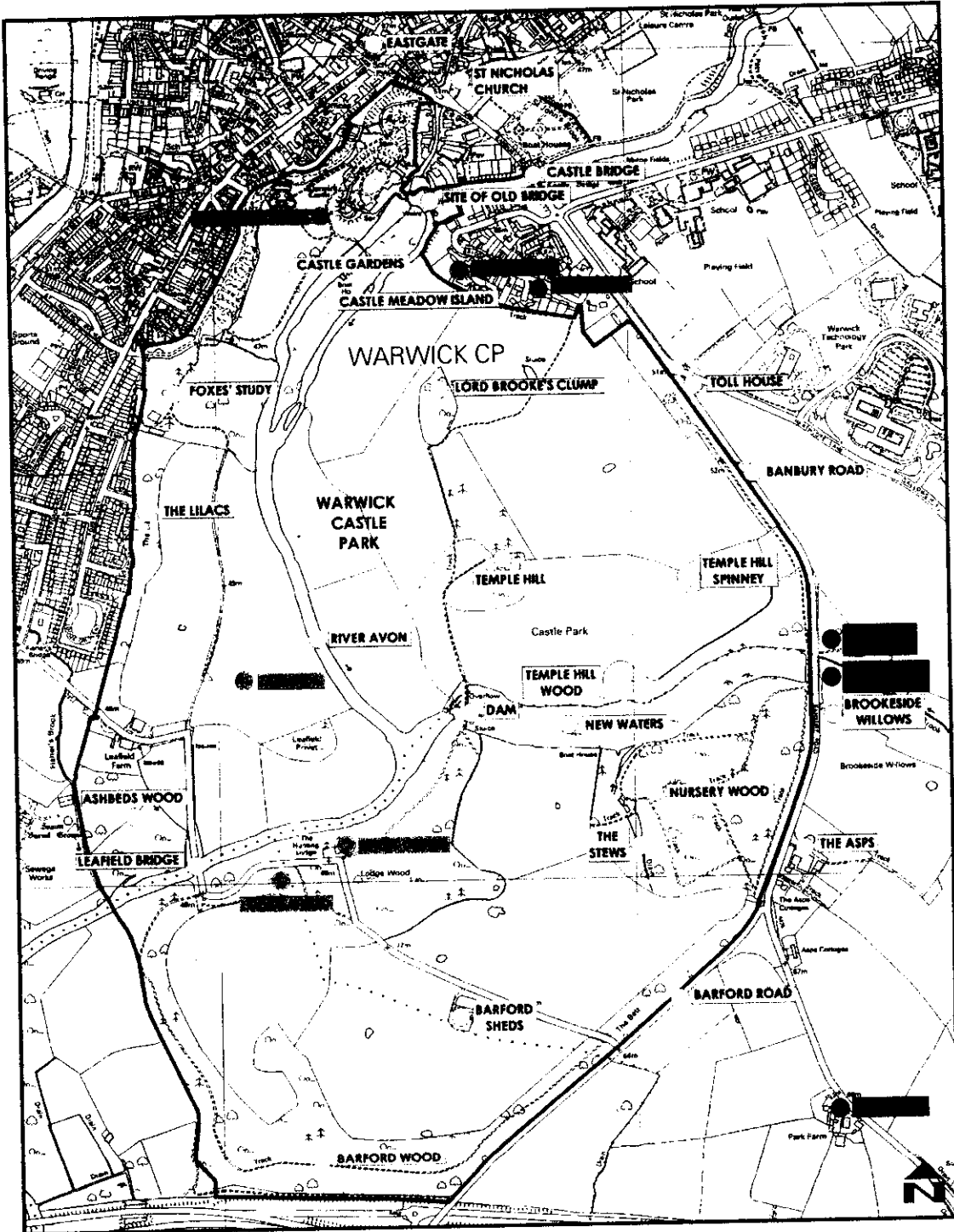


Figure 6: Key Features in and around Warwick Castle Park. Those indicated in orange pre-date 1691. Those features affected by the proposed Gypsy and Traveller Site Allocations are indicated in red

New road improvements which have been undertaken in the last year, possibly to facilitate further development, have left the toll house isolated on a traffic island between Gallows Hill and the Banbury Road. The entrance to the section of Warwick Castle Park to the east of Banbury Road has recently been filled to facilitate the construction of a Caravan Park and the road widened to facilitate easier turning: unfortunately the work has not been completed to a heritage standard and detracts from the entrance.

The perimeter ride remains an important feature of the grade I registered historic park and views out, albeit in need of undergrowth clearance, can be obtained along its length allowing appreciation of the parkland features and the open landscape to the east of the Banbury road.



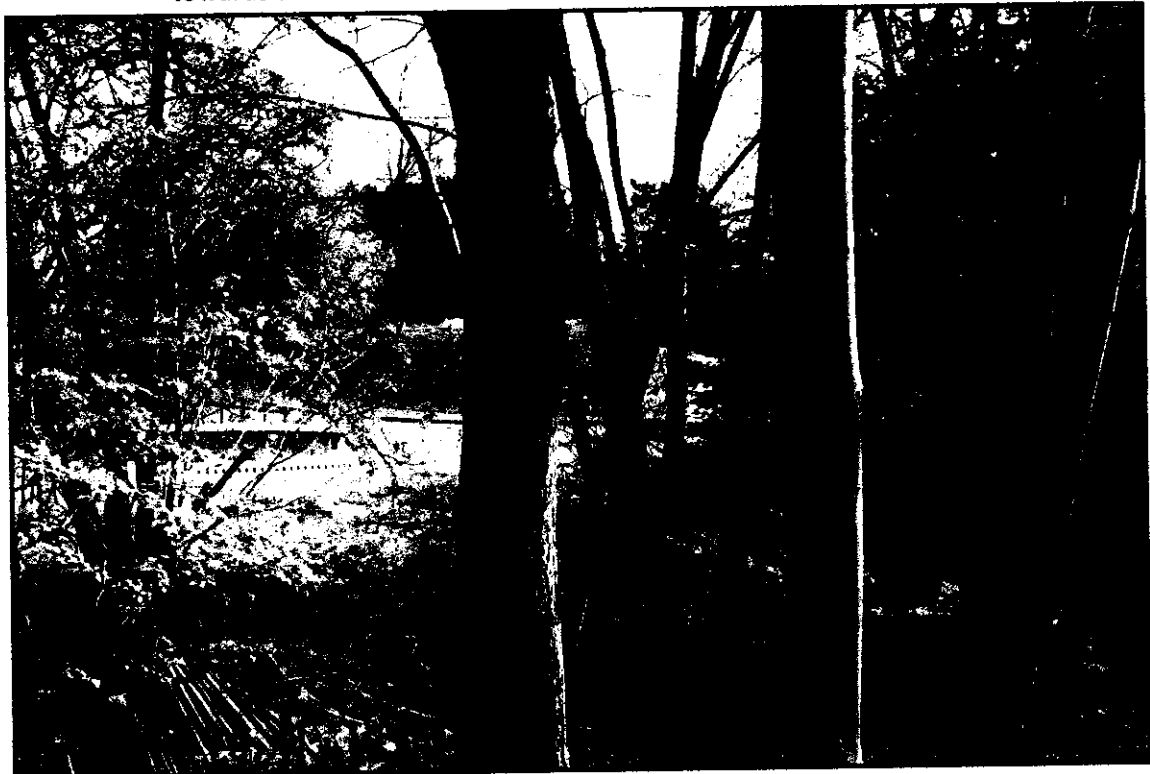
The site at Brookside Willows seen from the Banbury Road, (the New Approach).



From the Banbury Road, (the New Approach), proceeding north, New Waters should be seen on the western side of the road. Brookside Willows, (Eastern New Waters) with Turnbull's Gardens beyond is on the eastern side.



Two 'filtered views' from the Perimeter ride along the East boundary of Warwick Castle Park towards the entrance to Brookside Willows, (Eastern New Waters)





Two 'filtered views' from the Perimeter ride along the East boundary of Warwick Castle Park towards Brookside Willows, (Eastern New Waters)



5 CONCLUSIONS

Warwick Castle is of international significance in terms of its architecture, archaeology and history. So, too, are its gardens, parkland and wider setting. Warwick Castle Park is remarkably intact. Although a small section of the Park, the verge, in Bridge End has been developed, and a small section of Barford Wood was lost for the motorway in the 1980s the Park essentially has the boundaries it had achieved by 1791 and as seen on the 1806 plan.

Warwick Castle Park - now owned by someone who is restoring it - is significant in international terms as an eighteenth century landscape park in close proximity to a supremely important mediaeval fortress and a mediaeval county town laid out in the Saxon era. Outside the park are swathes of open farmland, on three sides, providing a buffer and contrast to the park beyond the enclosure of its own boundaries and providing rural views.

Specific sites, such as the Eastern New Waters and Turnbills Gardens, and their settings, should be given recognition as important heritage assets. The Banbury road approach to Warwick should be included in the Conservation Area in order that the individual sites can be given proper regard with regard to their preservation or enhancement. Development on these sites would adversely affect the undesignated parts of the historic park and jeopardise their restoration. Development on these sites would adversely affect the setting of the designated park by affecting views out from the important features such as the perimeter ride and by changing the appreciation of the Park set in its wider, open designed and agricultural landscape.