

# **Warwick District Council**

## **Local Plan Site Allocations**

Historic Environment Assessment Statement

Hampton Road, Warwick

January 2016

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## **1.0 Introduction**

### **1.1 Purpose of this report**

This document assesses one of the sites proposed for submission of the Warwick District Council's Strategic Land Availability Assessment (SHLAA).

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 (the plan period). As part of this process, a public examination was commenced and subsequently adjourned in May 2015. This first stage included consideration of the strategic levels of housing provision.

The Local Plan examination has been temporarily suspended, due to the Inspector's concern about the levels of housing provision. WDC has had to look to allocate more housing sites to meet the identified shortfall in Coventry City's requirement and associated inability to meet this need within its own boundaries. Authorities in the same Housing Market Area (HMA) are being asked along with WDC to help meet this shortfall through their emerging Local Plans.

As a result, there will be an increase in Warwick's housing numbers of around 3,900 dwellings on top of those allocated in the submission Local Plan of 13,000. WDC has therefore also revisited the supporting evidence base in light of the potential uplift.

WDC needs to identify sites to make up a further shortfall identified by the Local Plan Inspector who felt that the windfall allowance was too optimistic and additional sites would therefore need to be found for around another 1,100 dwellings across the plan period (to include flexibility).

The following report looks at one of the potential additional housing allocation sites and lists the implications for the historic environment as a result of development of the site which will assist in the consideration of suitable sites for development.

## **2.0 Legislation and Context:**

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 (the plan period). As part of this process, a public examination was opened (and adjourned) in May 2015; the first stage of this examination included consideration of the strategic levels of housing provision.

### **2.1 National Planning Policy**

The National Planning Policy Framework (NPPF) was published on 27 March 2012, replacing all the previous Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) notes, including PPS 5, 'Planning for the Historic Environment'; but not the accompanying Planning Practice Guide, as well as other various planning policy guidance. Its central theme is the 'presumption in favour of sustainable development', set out in twelve core planning principles that underpin both plan making and decision taking. Therefore when allocating land for housing or employment, the local planning authority will have to demonstrate, in line with paragraph 182 of the NPPF, that in order for them to be found sound, the proposed sites must be justified, effective and consistent with national policy.

Recently published Historic England guidance on site allocations in local plans (Historic England, Oct 2015) provides a cohesive and systematic base methodology for the assessment of site allocations in relation to the historic environment. This report aims to form part of the required evidence base.

### **2.2 Legislation and Policy Context**

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act places a statutory duty on local planning authorities, in the exercise of their planning function, to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (HMSO 1990, Sections 16 and 66), also to preserve or enhance the character or appearance of conservation areas (HMSO 1990, Section 72).

Ancient Monuments and Archaeological Areas Act 1979

The importance of the historic environment is recognised in legislation as well as national and local policy. Certain features that are deemed to be of particular importance are given legal protection through legislation. The Ancient Monuments and Archaeological Areas Act 1979 provides for a schedule of monuments which are protected.

### **3.0 Methodology:**

#### **3.1 Scope**

The assessments for SHLAA aim to identify any archaeological, built historic environment or historic landscape character constraints as they relate to the proposed allocation sites. The assessments will allow an understanding of the potential constraints of the historic environment to the proposed allocation site so that an informed judgment can be reached on the appropriateness (or otherwise) of development and an accurate potential capacity figure can be reached. The evidence and information published in the historic environment assessment will help the evaluation of this individual proposed allocation site and ensure that the Local Plan will be robust and defensible at later stages of the strategic planning process.

#### **3.2 Assessment stages**

Baseline data gathering has involved:

- An initial desk top survey to gather basic information on the proposed allocation sites, including a current map, 1st Edition Ordnance Survey (OS), National Heritage List for England (NHLE) and the Warwickshire Historic Environment Record (HER).
- Site visit. The proposed allocation site was visited in order to identify any significant constraints regarding the historic environment. General site photographs were taken of key assets and general views.
- The information from the desk based study and site visit was combined to produce a report of the results of the above stages including analysis, maps and photographs of the proposed allocation site, constraints, size of site remaining and recommendations and requirements for mitigation. The site is assessed against the Impact Assessment Criteria illustrated in section 4.

The assessment for the proposed allocation site includes the following elements:

- Description of the proposed allocation site and its boundaries.
- A list of all known designated heritage assets within the proposed allocation site and within a reasonable distance and which may be affected by development of a site in this location.
- The Conservation Area and any effects on this of new development at this site.
- A description of the asset setting and the contribution of the proposed site to that significance
- Current historic environment evidence and archaeological potential
- Potential for non-recorded assets

- Significance of proposed allocation site
- Potential impact of development within the proposed allocation site
- Recommendations and mitigation

Maps and listing details are attached to this report to aid understanding of the issues

#### 4.0 Impact Assessment Criteria

This report considers the impact of development for the proposed allocation site and will use the criteria in the following table as outlined in other assessments and utilised by other planning authorities (Worcestershire, Gloucester City etc.)

#### 4.1 Impact Assessment Criteria Table

Effect	Explanation
Major Beneficial	Demonstrate improvement to a designated heritage asset of the highest value (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments. Grade I/II*/II listed buildings, Grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting or documentation (for example enhancing its research value)
Beneficial	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undersigned heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting or documentation (for example enhancing its research value)
Not Significant	Impacts that have no long-term effect on any heritage asset
Minor Adverse	Minor harm to a designated heritage asset (or its setting) or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For example, minor harm to Grade II listed buildings, Conservation Areas and undesigned heritage assets important at a sub-regional level
Moderate Adverse	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For example scheduled monuments, Grade I/II* listed buildings, Grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For example Grade II Listed Buildings, Conservation Areas and undesigned heritage

	assets important at a sub-national level
Major Adverse	Harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For example scheduled monuments, Grade I/II* Listed Buildings, Grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting) or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For example Grade II Listed Buildings, Conservation Areas and undesignated heritage assets important at a sub-regional level
Severe Adverse	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For example, scheduled monuments, Grade I/II* Listed Buildings, Grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance on a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For example, where further information will enable the planning authority to make an informed decision

## 4.2 Site Visit

The site was visited in order to directly assess site context and to define the setting criteria of any designated assets within or adjacent to the proposed allocation site. The visit was undertaken on 6 January 2016.

## 4.3 Allocation Assessment

The assessment of the potential for effects on the setting of heritage assets within and adjacent to the proposed allocation site has been undertaken in accordance with Historic England guidance 'The Setting of Heritage Assets', 2015. This sets out a five step process to identify which assets may be affected, consider the contribution of setting to the heritage significance of these assets, assess effects and then consider how any identified effects may be minimised. The steps to be taken are as follows:

1. Identify which heritage assets and their settings could be affected. The scope of the assessment has been to identify, through desk-based appraisal and site visits, those assets with settings which may be

sensitive to change through development and visits to off-site heritage assets nearby

2. Assess whether, how and to what degree these settings make a contribution to the heritage significance of the heritage asset(s)
3. Assess the effects of the proposed development, whether beneficial or harmful to that significance
4. Explore the way maximising enhancement and avoiding or minimising harm: in the assessment of effects on the setting of heritage assets, the nature and effect of development is a subjective matter, usually taken to constitute a negative effect where development will constitute incongruous elements to the setting of designated features, that impact on heritage significance, insofar as it has a bearing on an experience of the asset. Development can however, be seen as giving rise to neutral or beneficial effects, depending on the receptor under consideration and its context. Mitigation measures such as screening, planting or change to detailed design layouts are considered at this stage.
5. Make and document the decision and monitor outcomes, concerns. The decision making of the Local Planning Authority is not included in this assessment

In addition archaeological remains, which are often buried and unseen, require a different approach in determining harm and impact. The significance of such remains is based on the information they hold in relation to past cultures, rarity (through age or monument type) and can be of local, regional, national or international importance.

Archaeological interest is defined in Annex 2 of the NPPF:

*"There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of place and of the people and cultures that made them"*

While some assets have been identified as being of national significance and are designated as scheduled monuments, the majority are of local or regional interest. They are documented as sites and 'find spots' in the local historic environment record. Details on each asset are highly variable as many are not identified and recorded in a controlled archaeological manner and are identified from a wide range of sources. Therefore when assessing heritage assets on the HER a degree of professional judgement is required to identify which assets or areas are of greater or lesser significance.

A review of the HER and other data has been undertaken in combination with a site visit in order to determine the known archaeological interest of



the proposed allocation site and to assess the potential level of impact which may arise of archaeological interest in the event of development.

## **5.0 The Proposed Allocation Site:**

### **5.1 Site description**

The site is located off Hampton Road, Warwick and is bounded by the railway to the north, the A46 to the west, Hampton Road to the south and Warwick Racecourse to the east. Hampton Road is an important gateway to Warwick.

The site encompasses land which previously formed part of the Racecourse extension for certain types of race. This 'flat furlong' is no longer required as such races no longer form part of the racing programme at this course.

The land slopes away quite steeply from the centre of the town to the west over the Hill Close Gardens (a Grade II\* Registered Park and Garden) to afford a view over the Racecourse and beyond. This can be appreciated from a number of vantage points within and on the edge of the town and at various points throughout the Conservation Area. The site itself is fairly level and then the land starts to slope up again toward the villages of Hampton on the Hill and Hampton Magna.

### **5.2 Historic Landscape Characterisation:**

Described as being large rectilinear fields with straight and curvilinear boundaries, possibly planned enclosure and some evidence of ridge and furrow. Note that some of the boundaries do form elongated curves; an indication that these fields were probably ridge and furrow. Mapping also shows a number of buildings or sites of former buildings throughout the site.

- Farm Complex - Field Barn (5 in total)
- Farm Complex pre 1880s - Historic Farmstead (1)

### **5.3 Designated heritage assets:**

The following assets have been identified by reference to the Council's own mapping system GGP, which records a layer of information with regard to Scheduled Monuments, Listed Buildings and Registered Parks and Gardens, and to the Historic England website for details of each.

- 5.4 A summary of the number of assets which have been considered are listed in the table below:

<b>Designated Heritage Asset</b>	<b>Within proposed allocation site</b>	<b>Beyond the site but having potential for an</b>
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		<b>impact</b>
Grade I Listed Building	0	2
Grade II* Listed Building	0	6
Grade II Listed Building	0	15
Scheduled Monument	0	1
Conservation Area	0	1
Registered Park and Garden	0	2
Registered Battlefield	0	0

## **5.5 Designated Assets on the site**

There are no designated assets on the site itself

## **5.6 Designated Assets in the wider vicinity**

There are many designated assets within a short distance of this site, located as it is on the edge of the town of Warwick and immediately adjacent to the edge of the Warwick Conservation Area and racecourse. Part of Warwick Castle is a Scheduled Monument and it is also a Grade I Listed Building(s) and St. Mary's Church is also a Grade I Listed Building. Warwick Castle Park is a registered park and garden (Grade I) as is Hill Close Gardens (Grade II\*)

The following designated assets are either within line of sight or in a proximity that may be influenced by the development of this proposed allocation site.

- Warwick Castle, Part scheduled monument, part Grade I Listed Building
- Warwick Castle Park, Grade I Listed park and garden
- Castle Park House, Grade II Listed Building
- Warwick Castle Lodge, Grade II Listed Building
- Portion of boundary wall to grounds of Warwick Castle abutting Castle Hill and east part of Castle Lane, Grade II Listed Building
- Remains of old Castle Bridge, Grade II\* Listed Building
- Warwick Castle Mill, Grade II\* Listed Building
- Part of boundary wall to Warwick Castle abutting west part of Castle Lane, Grade II Listed Building
- Castle Bridge, Grade II\* Listed Building
- Conservatory, Warwick Castle Park, Grade II\* Listed Building
- Stables, Warwick Castle, Grade II\* Listed Building
- The Hunting Lodge, Castle Park, Lodge Wood, Grade II\* Listed Building
- Church of St Mary including Beauchamp Chapel, Grade I Listed Building
- 26 Hampton Street, Grade II Listed Building
- 20 Hampton Street, Grade II Listed Building
- 21, 22 Hampton Street, Grade II Listed Building

- 23 Hampton Street, Grade II Listed Building
- 27 Hampton Street, Grade II Listed Building
- 6 Hampton Street, Grade II Listed Building
- Pavilion at Linen Street, Grade II Listed Building
- Main Grandstand building at Warwick Racecourse, Grade II Listed Building
- Pavilion at Hill Close Gardens, Grade II Listed Building
- The Seven Stars Public House, Grade II Listed Building
- Hill Close Gardens, Grade II\* registered park and garden
- Church of St Paul, Friars Street, Grade II Listed Building

In addition, the site immediately abuts the racecourse, St Mary's Lands and Lammas Field. This is a historic site thought to date back up to 800 years as common land. Warwick Racecourse is one of the oldest in the country. The first racing in Warwick was held in 1694, hoping to raise money for the town after the great fire of that year. The first race at what is now Warwick racecourse was held in 1707. The extension to the racecourse took place some-time between 1880 and 1905 according to available historic maps. The course was based on Warwick Common, part of which was then owned by Warwick Castle and the other section by the public. The first grandstand was built in 1809 (Listed Grade II). This area originally contributed to preventing the expansion of the mediaeval core of Warwick together with the other open spaces that surround it: the grounds of the Priory, St Nicholas Meadow, the River Avon, and later, Warwick Castle. Racing could not be resumed economically after the Second World War unless the course could legally be closed on race days, a problem which had arisen frequently in the previous century and a half. The corporation, therefore, was empowered by an Act of 1948 to acquire the rights both of the commoners and the Race Club. The Commonable Lands thereafter became and remain, municipal property.

## **5.7 Asset setting and contribution of the proposed allocation site to the significance of the asset:**

Extract from the Landscape Character Assessment Addendum 2014 describes this site as "*The flat landscape coupled with mature vegetation along boundaries provides some local enclosure. However future development at this site is likely to be notable from the A46 to the west, from Hampton Road and adjacent properties to the south, from the railway line to the north, and from the public access areas within St Mary's Lands / Warwick racecourse site to the east. Development would be visible from public access areas and buildings with westerly views in Warwick (including, it is anticipated, parts of the castle battlements), and from Hampton Magna and other elevated ground to the west. As noted, part of the racecourse extends into the site and three public footpaths cross the site. Although transient, potential visual receptors on the*

*footpaths and at St Mary's Lands are likely to be regarded as sensitive receptors to any notable landscape change at the study site, whilst the historic setting of the racecourse and old Warwick would also merit special consideration in any assessment of landscape and visual impact. Views of the castle and the spire of St Mary's should be regarded as important to the setting of Warwick." Also, "– the field pattern appears to be historic. No indications of ridge and furrow were noted."*

The proposed allocation site is demonstrated to have the potential to impact on all of the above assets and on the Warwick Conservation Area which the site adjoins on its eastern boundary.

There are in particular extensive views of this approach to the town from Warwick Castle towers and battlements and from the tower of St Mary's Church, all of which are very popular vantage points for visitors to the town. The town being located on top of the hill (obviously for fortification purposes originally) affords very good views out of the town into the countryside beyond; a view that has changed little over the centuries to the west and south of the town. These long views are particularly important to maintain in retaining the context for the town. This particular area is of value given recent SoS appeal decisions granting planning permission for in excess of 1300 houses on the approach to the town along Banbury Road, resulting in a more urban approach from the south than has ever been experienced and severely impacting upon the open aspect and views.

Additionally, there are excellent views of the town from considerable distances. The views from the villages of Budbrooke and Hampton on the Hill in particular are important in viewing the town in its context. Parts of Budbrooke are less than 250m from the western edge of the proposed allocation site.

Extensive views can also be gained from the A46 and those travelling through the area get several glimpses of the town when traversing this route.

There is no doubt that development here would be significant to the setting and context of Warwick. It would be visible in part from the A46 and from roads and villages to the west and prominent from the racecourse and public footpaths. Most importantly it would be visible from parts of historic Warwick including the castle and church.

## **5.8 Current historic environmental evidence and archaeological potential:**

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE)

The county historic landscape characterisation defines the area as being 'large rectilinear fields with straight and curvilinear boundaries, possibly planned enclosure. Note that some of the boundaries do form elongated curves'. Mapping also shows a number of buildings or sites of former buildings throughout the site.

- Farm Complex - Field Barn (5 in total)
- Farm Complex pre 1880s - Historic Farmstead (1)

### **Prehistoric Period:**

**Late Bronze Age to Romano British Period (1200 BC – 409AD) -**  
Enclosure. Linear feature

**Romano British (43AD – 409AD) -** Villa (uncertain evidence)

**SMR Number** MWA 2190 (old): **Site name:** Undated cropmark enclosure  
**Record type:** Monument

Cropmarks visible on aerial photographs, show undated enclosures and linear features. It has been suggested that these marks indicate a large villa. They lie in fields 100m east of Warwick Sewage Works. There is no evidence currently to support that this is a villa, but no investigation of the archaeology has taken place.

**Post Roman** – There is no evidence of post Roman activity within or within the vicinity of this proposed allocation site.

**Medieval** – Medieval and post medieval pottery finds and a buckle found on the southern part of the site would indicate that there was some activity on the site during this period

**Post Medieval to Modern** – There is no evidence for post medieval to modern heritage assets within the proposed allocation site. There is evidence that a farm complex and field barns existed across the southern end of the site pre 1880's.

## **5.9 Potential for unrecorded assets:**

Given the number and variety of known heritage assets on and adjacent to this proposed allocation site, there is high potential for there to be remains of archaeological interest within the proposed allocation site. Furthermore, the possibility of a villa located on the northern part of this site and potentially extending further to the south, indicates the likelihood that there is buried archaeology on part or perhaps the entire site and would suggest that the site may have been subject to more activity than just agricultural. It is highly likely that the oldest evidence could be from prehistoric times, also of medieval origin or less likely, Roman.

### **5.10 Potential Benefits:**

There are no specific benefits relating to the historic environment other than the possibility of excavations revealing the basis for the cropmarks and the potential of recovering other historic artefacts and/or evidence.

### **5.11 Heritage significance of proposed allocation site:**

Records show that there is some potential for archaeology at least on the northernmost section of the site. There would however, be an impact on the heritage of the adjoining racecourse which, together with the driving range, are examples of ridge and furrow fields. This is reflected to the west of the site, where other such examples can be seen from aerial photographs and indeed there is a similar example on the site itself. These features are becoming more rare with development and modern agricultural practices. The driving range is also the possible site of a former settlement.

### **5.12 Specific interest of the proposed allocation site -**

There is little evidence collected for the allocation site, but that which has been noted above would indicate that there is the potential for more, particularly since this is a largely untested site, having been put to agriculture for many years. This activity does however, have the potential to destroy some of that evidence.

### **5.13 Significance of the proposed allocation site -**

The importance of this proposed allocation site at a national level is not recognised as there are no designated heritage assets within its boundary. Of itself, the site has little historic significance currently, although the extent of potential archaeological deposits is as yet unknown. The evidence from the HER shows that there may be the remains of a villa or other buildings on the northern half of the site and certainly the potential for a significant period of archaeological investigation prior to any development being undertaken on this land. Further to the south on the site, field finds have included some medieval/post medieval pottery and a buckle indicating that there may be more hidden archaeology here and not necessarily pertaining to agricultural use alone.

Enclosure patterns show strip fields along Gog Brook dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries and giving a distinctive form, whilst land on the western boundary and on the opposite side of the A46 (which has bisected this pattern of enclosure) is more piecemeal stretching to Hampton on the Hill and Hampton Magna. The Gog Brook formed the boundary of the town (Hundreds boundary), from Anglo Saxon times forward.

## **6.0 Potential effects of development**

Development for residential use of this site off Hampton Road would change the character of this part of the towns' edge. Approaching from the town itself, the built form diminishes and then immediately at the edge of the racecourse, the character changes to that of open countryside. The land is at its lowest point here and then rises gradually to the west and more steeply to the east. It is this location in relation to the surrounding area that makes this site more vulnerable in terms of its relationship to the Conservation Area and the assets within the town, specifically the views from those assets and the town more generally.

One of the impacts which would affect the communal and social viability is the increase in traffic from the proposed site which will impact upon the Conservation Area of Warwick and the access to the identified assets within the Conservation Area. This may diminish the public's wishes to travel through the assets particularly if more traffic controls are necessary and access to the assets and parking facilities are more limited.

Given the HERs evidence, it would also seem that there is the possibility of finding more archaeology on the site itself and that there would be an impact on the historic environment surrounding the site, particularly the racecourse.

The impact on the setting and landscape of Warwick and upon the setting of heritage assets of the highest significance, makes this site unsustainable.

## **6.1 Assumptions**

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 250 units on 14 ha of land. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by Historic England (when English Heritage), 2008, Conservation Principles, Policies and Guidance, impacts.

## **6.2 Designated Heritage Assets**

There are no designated heritage assets within the proposed allocation site that would be affected by development. The site does contribute to the setting of the Warwick Conservation Area, Warwick Castle (AM and Grade 1 Listed Buildings), St Mary's Church and Beauchamp Chapel, (Grade I Listed Buildings) and Castle Park, (Grade 1 Registered Park and Gardens) as well as the setting of the town and in close relationship with the historic racecourse. Any unmitigated impact on the assets is likely to result in a **Moderate to Major Adverse Impact**

### 6.3 Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development and the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of development. This would be a **Moderate Adverse Impact**. As a minimum, this would need further investigation and recording before any development could take place and may result in part of the site being undevelopable impacting on site capacity.

### 7.0 Recommendations and mitigation

The proposed allocation site at Hampton Road, Warwick has been demonstrated to have a **Moderate to Major Adverse Impact** on the historic environment based upon the potential unmitigated impact on the setting of the Warwick Conservation Area and the potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre-determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.





Photograph taken 1995, Warwickshire

County Council Copyright  
SP2665-J.jpg  
Jan 26

(north is to the left)



Showing extent of linear feature

Warwickshire\_HER\_Map.pdf  
Jan 26, 2016



Showing linear feature

Warwickshire\_HER\_Map.pdf  
Jan 26, 2016

## Site Plan



Scale: 1:5000 @A4 Drawn By:

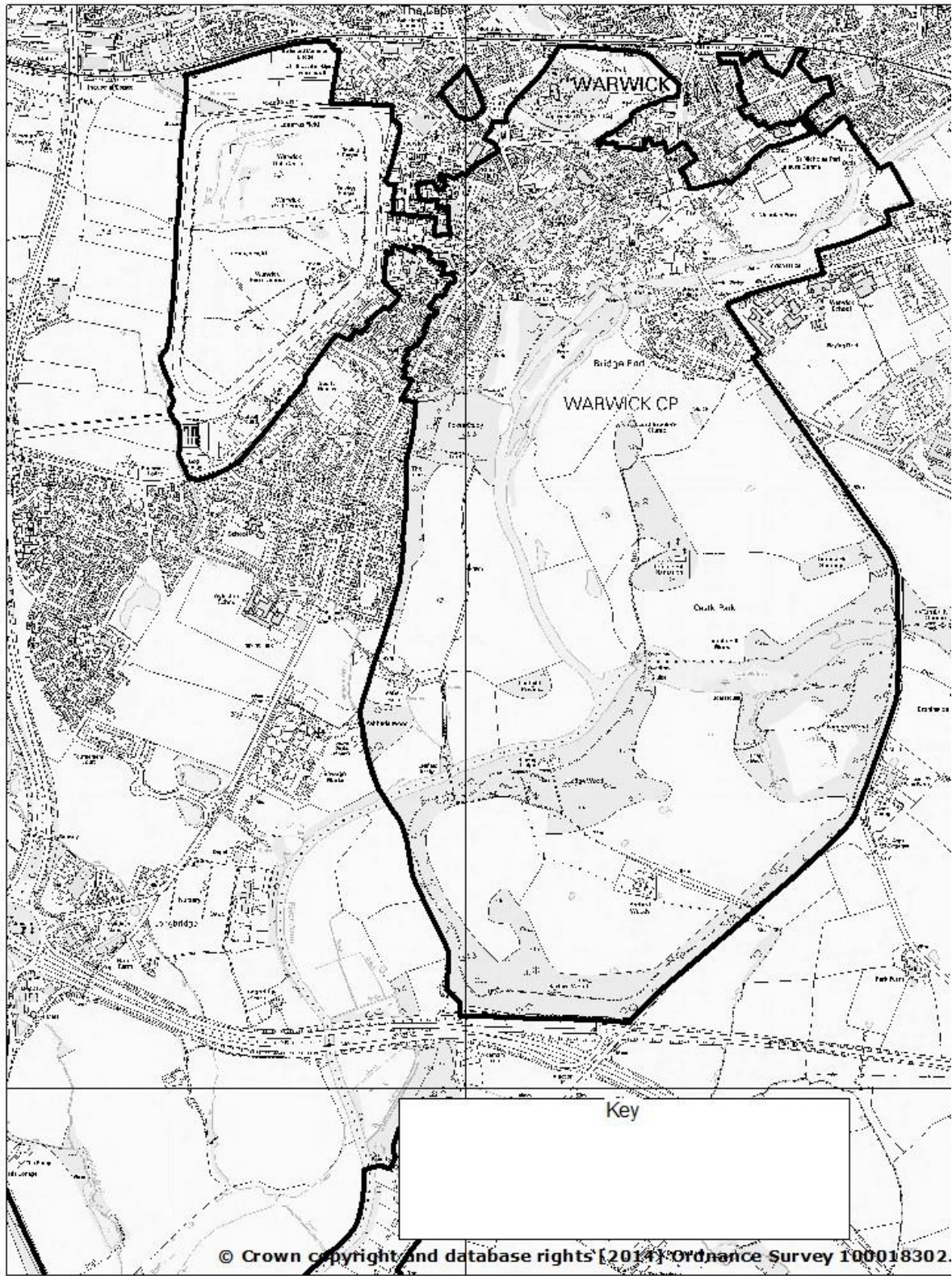
Date: 27 January 2016



Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ

Tel: 01926 410410





Scale: 1:16000 @A4 Drawn By:

Date: 30 December 2015



Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ Tel: 01926 410410

**WARWICK CONSERVATION AREA with Hampton Road site to west of the racecourse**





**Aerial view over  
racecourse with the site in the background**



**Aerial view of the town with the Castle next to the river, St Mary's  
Church in the centre and the racecourse on the edge of the town  
with the site and open countryside beyond**

## Appendix 1

### Listings for those assets mentioned above taken from the Historic England website

#### Listing Text

1.  
1781 BRIDGE END  
(South West Side)

Castle Park House  
SP 2864 NE 2/280  
SP 2864 6/280

II

2.  
The Park House on Ordnance Survey.  
House built probably in early C18 on mediaeval foundations. (See Dugdale).  
2 storey plus attic, 3 window south west front formerly of red brickwork with stone quoins and keyblocks, is now rendered in C19 stucco. A portion of original brickwork at west angle has been uncovered. The Old London road probably passed close to the south west through ground which is now part of the back garden. The north east (rear) elevation which faces Gallows Street is of little interest. The house has sashes in plain reveals and hipped roof of brindle tiles. There are fragments of ancient foundations in the grounds. Modern brick porch.

Listing NGR: SP2858664495

*This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.*  
*Source: Historic England*

## WARWICK CASTLE

### List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** WARWICK CASTLE

**List entry Number:** 1000386

### Location

The garden or other land may lie within the boundary of more than one authority.

County: Warwickshire  
District: Warwick  
District Type: District Authority  
Parish: Barford  
County: Warwickshire  
District: Warwick  
District Type: District Authority  
Parish: Bishop's Tachbrook  
County: Warwickshire  
District: Warwick  
District Type: District Authority  
Parish: Warwick

National Park: Not applicable to this List entry.

Grade: I

Date first registered: 01-Feb-1986

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 1348

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

Mid C18 park and pleasure grounds landscaped by Lancelot Brown, with late C18 picturesque additions, together with mid C19 gardens designed by Robert Marnock and an early C20 garden by Harold Peto, associated with a medieval fortress.

## HISTORIC DEVELOPMENT

The town of Warwick was laid out as a fortified burgh in AD 914 by Ethelfleda, 'Lady of the Mercians', and in 1068 William I built a motte and bailey castle between the town and the north side of the River Avon. Henry de Beaumont (d 1119), also known as de Newburgh, was appointed Constable of the royal castle, and was succeeded by six members of his family until the death of Thomas de Newburgh, Earl of Warwick in 1242. In 1268 the Castle and earldom passed by inheritance to William de Beauchamp, ninth Earl (d 1298). The eleventh Earl, who came of age in 1329, began a

programme of rebuilding which was continued by his son, also Thomas, who inherited in 1369. The thirteenth Earl, Richard, who inherited in 1401, served as Captain of Calais under Henry V, while his son Henry, who succeeded as fourteenth Earl in 1439, was created Duke of Warwick in 1445. The Duke died at the age of twenty in 1446 leaving a young daughter who died in 1449; the title and estates then passed to the late Duke's sister, Anne, wife of Richard Neville. Neville, known as 'The Kingmaker', played a prominent role in the Wars of the Roses, and was killed at the Battle of Barnet in 1471. Neville was succeeded by his son-in-law, George Plantagenet, Duke of Clarence, who was executed for treason in 1478; his son, although styled Earl of Warwick, spent most of his life in prison, until executed by Henry VII in 1499. Richard III, husband of Neville's second daughter, spent time at Warwick and made alterations to the buildings.

Under Henry VII and Henry VIII the Castle remained royal property. Edward VI granted the Castle to John Dudley, Earl of Warwick and subsequently Duke of Northumberland, in 1547; he was executed by Mary I in 1553, and was succeeded after the accession of Queen Elizabeth by his son, Ambrose, created Earl of Warwick in 1561. The Queen visited Warwick Castle on her progress to Kenilworth Castle (qv) in 1572. When Ambrose Dudley died without surviving issue in 1590, the Castle reverted to the Crown. James I separated the earldom from the Castle when in 1604 he granted the Castle to Sir Fulke Greville, and in 1618 created Robert Rich Earl of Warwick. Having seats at Holland House, London (qv) and Leighs Priory, Essex the Rich family did not maintain a residence at Warwick.

Sir Fulke Greville, Treasurer of the Navy (1599-1604) and Chancellor of the Exchequer (1614-21), spent some £20,000 restoring the Castle and laying out new gardens; it was visited by James I in 1617. Greville was created Baron Brooke in 1621, but in 1628 was murdered by one of his servants. The estate passed to his cousin, Robert Greville, second Lord Brooke, who supported Parliament in the Civil War and was killed at Lichfield in 1643, the same year that the Castle was besieged by Royalist forces for two weeks. The fourth Lord Brooke, who inherited in 1658, undertook a major programme of restoration and improvement between 1669 and 1678. Few changes were then made to the Castle until Francis, eighth Lord Brooke succeeded in 1727 (created Earl of Warwick in 1759). Lord Brooke made alterations to the Castle from the mid-1740s, and in 1749 called in Lancelot Brown (1716-83), then still gardener at Stowe, Buckinghamshire (qv) to complete the removal of the formal gardens; this process is shown in one of Canaletto's paintings of the Castle of c 1749 (Paul Mellon Collection). Brown made further changes to the pleasure grounds in 1753, and from 1755 began to landscape Castle Park which was extended in 1760 by the enclosure of land in Barford parish. Warwick Castle is one of a group of sites in Warwickshire at which Brown advised in the mid and late C18; it includes Charlecote Park (qv), Combe Abbey (qv), Compton Verney (qv), Newnham Paddox (qv), Packington Hall (qv), and Ragley Hall (qv).

The first Earl died in 1773 and was succeeded as second Earl by his son, George (d 1816), who in 1786 extended Castle Park by diverting the Banbury Road. In 1802 the Earl was declared bankrupt, and while solvency was gradually restored few changes took place until the mid C19. The fourth Earl, who succeeded in 1853, employed Anthony Salvin (1799-1881) to make improvements to the private apartments, while in 1868-9 Robert Marnock (1800-89) was commissioned to design new formal

gardens. The Castle was seriously damaged by fire in 1871, but was restored by Salvin. The fourth Earl died in 1893, when he was succeeded as fifth Earl by Francis Richard, who was married to the heiress Frances Maynard, owner in her own right of Easton Lodge, Essex (qv). Frances, known as Daisy, was an intimate of Edward VII, both as Prince of Wales and King; he was a frequent visitor to the Castle. Following the death of the fifth Earl in 1924 the Castle remained in the Greville family until November 1978 when the buildings, contents, and pleasure grounds were sold by the seventh Earl (d 1984) to Madame Tussaud's; Castle Park was sold to a separate commercial purchaser. Plans for the development of the Park with two golf courses and an hotel were dismissed at public enquiry in 1991. Today (2000), the site remains in divided commercial ownership.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Warwick Castle is situated c 250m south-east of the centre of Warwick, to the north-west of the River Avon. The c 280ha site comprises some 23ha of gardens and pleasure grounds, and c 257ha of parkland. The site is bounded to the north-west by Castle Lane from which it is separated by a late C18 stone wall (listed grade II) c 3m high, and by domestic premises in Castle Close. To the north-north-east the boundary is formed by a late C18 stone wall (listed grade II\*) which separates the grounds from domestic properties on the west side of Mill Street, and by the river frontage of properties on the east side of Mill Street up to and including the late C18 Castle Bridge (listed grade II\*). The north-east boundary is marked by Park House, Greville House, and other properties on the west side of Bridge End, while the east boundary is formed by the A425 Banbury Road, from which the park is separated by timber fences. To the south-east the site is bounded by the B4462 road which leads south-west to Barford, and to the south the boundary is formed by a late C20 cutting accommodating the A452 and M40 roads. The south-west boundary adjoins agricultural land, while to the west the site adjoins agricultural land, light industrial premises, and mid C20 domestic properties to the east of the A429 Stratford Road, Leyfields Crescent, and Temple Grove. The River Avon flows in a serpentine course through the site from north to south-west, while the Tach or Ram Brook enters the site from the east and flows to its confluence with the River Avon c 1.2km south-south-east of the Castle; the Tach Brook is dammed to form a lake, the New Waters, which extends east to the Banbury Road. To the west and north-east of the River Avon the site is generally level and forms the flood plain of the river. To the north the ground rises steeply above the river to the Castle, while Temple Hill rises c 530m south-east of the Castle and c 400m east of the river. Temple Hill is separated from further rising ground at the south-east corner of the site by New Waters, while to the south of the river, c 1.5km south of the Castle, the ground rises steeply to a level plateau which extends to the south and south-east boundary of the site. There is a complex system of vistas within the site with particularly significant reciprocal views of the Castle from Spiers Lodge and Temple Hill. There are also important views of the town from Spiers Lodge; this view was painted by Paul Sandby in 1776 (WCRO). From Castle Bridge on Banbury Road there are significant designed views south-west down the river to the Castle and the ruins of the medieval bridge which are framed by gardens attached to properties in Mill Street and Bridge End; there is a reciprocal view of the river, gardens, and bridges from within the Castle. From the walls and towers of the Castle there are extensive views in all directions, and particularly across the Castle Park to surrounding agricultural land and late C20



commercial development at Heathcote.

**ENTRANCES AND APPROACHES** Warwick Castle is approached from the A425 Banbury Road to the north-east, where the entrance is marked by a late C18 lodge (listed grade II). This structure comprises a crenellated, single-storey stone block with a central gothic carriage arch closed by a pair of timber doors; the lodge was built in 1796(7 by Samuel Muddiman and John Williams as part of the second Earl's improvements. The lodge leads to a tarmac drive which sweeps west and south for c 100m through a cutting in the sandstone bedrock. This picturesque approach was constructed by the second Earl in 1797 when existing properties in Back Hill were demolished. The drive emerges from the cutting and passes through C19 cast-iron gates to reveal a wide panorama of the north-east facade of the Castle. Sweeping south-east between areas of lawn for c 100m the drive passes across a dry moat on a mid C17 stone bridge to reach the mid C15 barbican and gatehouse. The south-east section of the drive was constructed by the second Earl in the late C18 when the stables and forecourt constructed north-east of the Castle in 1664 were cleared away. The second Earl's picturesque drive was praised by Prince Puckler-Muskau in 1826 (Butler 1927), but was criticised as resembling a 'drift way to a mine' by J C Loudon in 1831 (Gardener's Mag).

Within the Castle the courtyard is laid out with a gravel carriage turn enclosing an elliptical-shaped lawn. To the south the courtyard adjoins the Mount which is planted with evergreen shrubbery and specimen trees, while to the west and north of the carriage turn there are further areas of lawn planted with mature specimen pines. A gateway in the western curtain wall, flanked by two low late C15 towers, the Clarence and Bear Towers, leads to the pleasure grounds, while a further gateway at the south-west corner of the courtyard leads to a carriage drive which passes through the pleasure grounds to Castle Park. A further gateway in the C14 Watergate Tower at the south-east end of the courtyard leads to the river and pleasure grounds; in the late C16 this gate led to the formal gardens. The courtyard was laid out in its present form by Lancelot Brown for Lord Brooke in 1753; the porch and steps ascending from the courtyard to the Great Hall were also constructed to Brown's design in 1753 (Tyack 1994).

Visitors today (2000) approach the Castle from vehicular entrances on Stratford Road c 590m south-west of the Castle, and Castle Lane c 100m north-west of the Castle. A late C20 car park is situated in shrubbery parallel to the north-west boundary, with a further area of mid C20 car parking north of the stables. The mid C18 stables (listed grade II\*) c 100m north-north-west of the Castle have been converted in the late C20 to provide the visitors' entrance and facilities. The two-storey, stone and hipped-roof stable blocks are constructed around three sides of a courtyard with a pediment surmounting a carriage arch in the south-east range leading to the pleasure grounds. The stables were constructed c 1768-71 by Job Collins, possibly to a design by Robert Mylne.

**PRINCIPAL BUILDING** Warwick Castle (listed grade I; part scheduled ancient monument) stands on a bluff of high ground to the north-west of the River Avon, the steep bank of which is encased behind a high C16 retaining wall from which the walls of the state and private apartments rise. The Castle is constructed around an approximately rectangular courtyard, with the mid C11 motte, known as Ethelfleda's

Mount, situated to the south-west and the domestic ranges to the south-east. The C14 Watergate Tower connects the domestic ranges to a curtain wall which ascends the east face of the Mount to reach a crenellated wall, gateway, and two turrets on the summit of the Mount. A further curtain wall descends the north face of the Mount to connect with the curtain wall which encloses the west side of the courtyard. A pair of low, octagonal, late C15 towers, the Bear and Clarence Towers flank an entrance in the centre of the west wall; these towers were built by Richard III as part of a keep which remained incomplete in 1485 (guidebook). The north-east or entrance facade of the Castle is dominated by two massive late C14 towers which are connected to a central late C14 gatehouse and barbican by further crenellated curtain walls. The north-west tower, known as Guy's Tower, is twelve-sided on plan and rises some six storeys to a machicolated parapet. The south-east or Caesar's Tower, of slightly earlier construction, has a trilobed plan; the lower section rises some four storeys above a battered basement which is a prominent feature at the southern end of Mill Street. The two-storey upper section rises from a machicolated parapet and is surmounted by a crenellated parapet. A late C17 single-storey range known as the Armoury, but constructed as a laundry and brewhouse, abuts the outer face of the curtain wall between the barbican and Caesar's Tower. The domestic range to the east of the courtyard comprises two-storey private apartments to the north of the two-storey state apartments; a further three-storey range adjoins the state apartments to the south. The domestic ranges were constructed at various dates from the mid C14, with the buildings at the southern end having been rebuilt by Sir Fulke Greville in the early C17. The state apartments retain significant late C17 and mid C18 interiors. The private apartments, which had also been remodelled in the mid C18, were reconstructed by Salvin following a serious fire in 1871.

Immediately below and to the south-east of the Castle the single-storey Castle Mill (listed grade II\*) adjoins a weir extending across the river. The Mill was rebuilt in Gothic style by Timothy Lightoler in 1767-8, possibly incorporating elements of an earlier mill which had stood on this site since the medieval period. In 1894 a water-driven electric generator was installed in the Mill. Stone walls connected with the water supply to the Mill extend north-east from the building through the garden of 55 Mill Street.

**GARDENS AND PLEASURE GROUNDS** Informal pleasure grounds lie to the north, west, and south-west of the Castle, with formal gardens to the north and north-west.

To the north of the Castle the pleasure grounds comprise lawns, specimen trees, and evergreen shrubbery which slope down from the stables to the north-north-west to the moat. The moat is a dry ditch which extends west from Caesar's Tower below the north-east and west walls of the Castle to the Mount. A carriage drive sweeps south from the south-west gateway from the courtyard, passing to the west of the Mount before turning south-west to follow the north-west bank of the River Avon for c 270m, then turning west to cross the south-west end of a lawn known as Pageant Field. This lawn is enclosed to east and west by mature specimen trees and mixed ornamental shrubbery, and descends from the late C19 formal garden to the river. To the south-west of the Pageant Field and to the south of a small stream, an area of mixed specimen trees and shrubbery known as Foxes Study extends c 250m to the boundary between the pleasure grounds and Castle Park, which is marked by a late C20 fence. A footbridge crosses the stream from Pageant Field and leads to a C19 avenue of deodar

cedars which passes south-west through Foxes Study to a gate leading to the park. The late C20 Estate Management building and compound is situated at the southern end of Foxes Study.

A further drive leads south-east below the Mount to reach a late C20 timber bridge which crosses the river c 80 m south-south-west of the Castle to an island which extends c 650m north-east to south-west below the Castle. There are significant views up river from the bridge and island to the Castle Mill and the remains of the medieval bridge (listed grade I; scheduled ancient monument) c 80m east of the Castle. Stone arches and cut-waters from this C15 bridge survive in three sections, including one section now (2000) in the garden of 55 Mill Street. The bridge, which was until 1788 the main route into Warwick from the south, was retained and deliberately enhanced as a picturesque feature (Dr Hodgetts pers comm, 2000) by the second Earl when he constructed a new bridge, Castle Bridge (listed grade II\*), c 350m east of the Castle to designs by David and Robert Saunders in 1788-93; the picturesquely ruined old bridge is shown in a late C18 or early C19 view in the Aylesford Collection (BRLA). Some 160m south-south-west of the Castle, a single-storey timber and thatch-roofed boathouse stands on the north-west bank of the island. This was constructed in 1896 for Lady Warwick, and from 1898 housed an electric launch used to reach Spiers Lodge in Castle Park by river (guidebook); the boathouse was restored in the late C20. A stone bridge c 130m south-east of the Castle leads from the south-east bank of the island across the river channel to Castle Park. In the late C19 and early C20 Lady Warwick used the island to house a menagerie. The trees at the north-east end of the island correspond to a plantation formed by Brown to frame the view of the river and old bridge c 1750 (CL 1979).

A serpentine walk leads north-east from the drive c 20m north-east of the barbican through a series of wrought-iron rose arches to reach a formal rose garden (restored 1984-6) which is situated on a level area of ground enclosed to the north, east, and west by banks planted with evergreen shrubbery and specimen trees. The rose garden comprises a series of box-edged geometric beds cut in panels of lawn separated by gravel walks. The garden is quatrefoil-shaped on plan, and is enclosed by shrub roses and regularly spaced cast-iron pillars supporting further roses. The rose garden was designed in 1868 by Robert Marnock and constructed in 1869 (plans, WCRO). To the west of the rose garden a rock garden incorporating a cascade and pool is set against the enclosing bank. This was constructed in 1900 by James Backhouse and Son of York, in part using artificial stone (guidebook; plan, WCRO). Some 10m south-west of the rose garden two brick-lined icehouses (constructed c 1830, guidebook) are set into the enclosing bank.

A walk leading north-west from the Bear and Clarence Towers turns south-west for c 130m to form a terrace walk backed by a high yew hedge which runs along the north-west side of the lawn; this walk leads to a formal flower garden c 160m west of the Castle. Known as the Peacock or Italian Garden, the flower garden is hexagonal on plan with geometric yew and box-edged beds arranged on three panels of lawn divided by three gravel walks; the hedges are ornamented with topiary peacocks and the parterre radiates from a central circular stone-edged pool. To the north of the parterre a flight of stone steps ascends to a gravel terrace, above which a further flight of stone steps ascends to a stone-flagged terrace below the late C18 conservatory. The flower garden was laid out to designs by Robert Marnock in 1869 (plans, WCRO); plans for

an Italian garden had been provided by William Broderick Thomas (1811-98) in 1865 (WCRO); Bateman's plan of 1845 (WCRO) shows lawns sweeping down to the river. The conservatory (listed grade II\*) comprises a single-storey stone structure lit by five tall gothic-arched windows in the south facade under an early C20 glazed roof (replaced late C20). The interior has a stone-flagged floor with inset stone-kerbed planting beds and an apsidal recess to the north. The conservatory was built in 1786-8 to designs by William Eborall to accommodate the Warwick Vase, a monumental C4 Greek marble urn from Hadrian's Villa, Tivoli, which was acquired by the second Earl from Sir William Hamilton in 1774; the Vase was first placed at the centre of the Castle courtyard and is shown in this position in a view in the Aylesford Collection (BRLA). The conservatory was restored in 1989 and today (2000) contains ornamental planting and a late C20 copy of the Warwick Vase, the original having been sold by the seventh Earl to the Burrell Collection, Glasgow in 1978. There is a vista from the conservatory and flower garden south across the Pageant Field to the River Avon.

The pleasure grounds achieved their present form under Francis, Lord Brooke in the mid C18 when Lancelot Brown completed the removal of the formal gardens south and south-east of the Castle, and a hamlet, High Ladsome, which occupied the site of the Pageant Field; the pleasure grounds are shown on a plan of 1776-80 (WCRO) and a plan of 1845 by James Bateman (WCRO). The walled formal gardens are shown on a plan of 1711 by James Fish and Charles Bridgman (WCRO), and comprised several parterres and a large greenhouse which was constructed in 1695. The medieval motte was adapted as a viewing mount with a spiral walk ascending to the summit from the Watergate Tower. The summit was planted in the late C17 with a single pine tree which was noted by Thomas Baskerville c 1678 (VCH). The formal gardens south of the Castle probably originated as the 'Queen's Garden' mentioned in a survey of 1576 (VCH; guidebook) and were described by Leland c 1534 as 'a second Eden ... adorn'd with all kinds of delightful and shady walkes, and Arbours, pleasant Groves, and wildernesses, fruitful Trees, delicious Bowers, oderiferous Herbes, and fragrant Flowers' (Toulmin-Smith 1907-10). In 1634 Dugdale commented that the gardens were 'a place ... [of] extraordinary delight, with most pleasant Gardens, walks and Thickets, such as this part of England can hardly parallel' (Dugdale 1730).

PARK Castle Park extends south and south-east of the Castle, and lies principally to the east and south of the River Avon which flows through the park from north to south-west. The park is today (2000) in mixed agricultural use with level pasture planted with some scattered specimen trees surviving to the south of the Castle, to both east and west of the river. The park is enclosed to the east by a predominantly deciduous plantation which screens the Banbury Road which was diverted to its present course by the second Earl in 1782-7. To the south-east Nursery Wood is a late C18 mixed plantation on high ground, while a further late C18 boundary plantation screens the B4462 Barford Road which was constructed in 1772-92. Barford Wood bounds the park to the south on land added to the park after the Barford enclosure in 1760, and further plantations known as Ashbeds Wood and The Lilacs screen the western boundary; these plantations are shown on a plan of 1791 (WCRO). There are further plantations within the park, including c 450m south-east of the Castle Lord Brooke's Clump, and Leafield Privet c 1.3km south-south-west of the Castle. Temple Hill Plantation c 900m south-east of the Castle is today (2000) a mid C20 commercial coniferous plantation, while scattered mature specimen trees survive on the west-facing slope of Temple Hill overlooking the river.

Some 1.5km south of the Castle, Spiers Lodge (listed grade II\*), a mid C18 gothic hunting lodge stands above a steep north-facing slope above the River Avon. Lodge Wood, a late C18 plantation, extends c 250m south and c 500m from north-east to south-west along the crest of the escarpment, incorporating C17 avenues which were retained by Brown in his mid C18 improvements (plans, 1776-80; 1791, WCRO). Spiers Lodge was rebuilt in Gothic style c 1748, perhaps with the advice of Sanderson Miller (1716-80) (CL 1979), on the site of a lodge which had been associated with a medieval warren. The warren existed by 1268, while a warrener was appointed to keep the warren of 'Whitlogge' in 1460 (VCH). In the mid C16 the lodge and associated land was let, and it gained its name from a subsequent, early C17 tenant; by 1745 the lodge was no longer let (ibid). In the early C20 the lodge was renovated as a private retreat for Lady Warwick and provided with formal gardens designed by Harold Peto (plans, c 1905, WCRO). The gardens comprise topiary yew peacocks flanking a stone-flagged walk which leads from an early C20 wrought-iron gate to the entrance in the south facade of the house. To the east of the house a rose garden is divided into quarters by stone-flagged walks which pass under a timber pergola (reconstructed late C20); the centre of the garden is marked by a stone baluster sundial. A rectangular bowling green lies to the north and below the rose garden. It is enclosed to the north by a yew hedge and terminates to the east in a semicircular flagged, stone-walled recess and seat. A gothic-arched loggia attached to the north facade of the lodge is approached from a stone-flagged terrace by flights of steps to the east and west; there are extensive views across the park to the Castle and town. An early C20 wrought-iron gate leads from the terrace to a path which descends through shrubbery to a landing-stage on the river. To the west of the lodge there is an area of lawn planted with mature specimen trees including C18 cedars. Outside the formal gardens, some 50m east of the lodge, the tiled base and other fragments of an early C20 timber summerhouse (vandalised 1999) survive in the woodland; the summerhouse commands an extensive view across the park to the Castle. A flight of steps descends from the summerhouse to a landing-stage. These structures formed part of Peto's early C20 scheme for the Countess of Warwick.

Some 1.3km south-east of the Castle, New Waters forms a serpentine, approximately rectangular lake which extends c 800m from the Banbury Road (east) boundary to a substantial stone and earth dam above the River Avon to the west; the park circuit carriage drive is carried across the dam. The eastern end of the lake is framed by Temple Hill Wood to the north, and Nursery Wood to the south. A tributary stream which flows into the lake from the south is dammed to form a chain of three ponds known as The Stews. New Waters was created in 1789 when a canal constructed by Brown in 1761 (plan, 1776-80, WCRO) was enlarged and extended to the east following the diversion of the Banbury Road (plan, 1791, WCRO). The late C18 earth dam failed in 1809, and was replaced by the present stone structure. From New Waters the mid C18 carriage drive survives, ascending c 370m south-west through Lodge Wood before turning west for c 270m and passing south of Spiers Lodge. The drive then descends the escarpment, sweeping south-west and north, to cross the river on the late C18 Leafield Bridge (listed grade II). This single-arched stone bridge, ornamented with Coade stone keystones and medallions, and with fluted balustrades (mostly removed, 2000), was constructed in 1772-6 to a design by Robert Mylne; it replaced a timber bridge constructed by Brown in 1758. From the bridge there are significant views up river across the park towards the Castle. The carriage drive continues for c

930m north of Leafield Bridge to re-enter the pleasure grounds at the southern end of Foxes Study, c 640m south-west of the Castle. To the west of the carriage drive, c 270m north of Leafield Bridge, Leafield Barn is a group of C19 and C20 agricultural buildings; a further group of early C19 brick cottages and barns, Barford Sheds, stand c 480m south-south-east of Spiers Lodge; Barford Sheds were converted to domestic use in 1999.

Castle Park, originally known as Temple Park, was first enclosed by Francis, Lord Brooke (later first Earl) in 1743 from agricultural land to the south of the Castle which had been associated with the Castle since the C14. In the early C17 Fulke Greville had planted avenues across this land to Temple Hill, creating a vista from the Mount and Castle (James Fish, 1690); the principal north/south avenue was 'broken' by Brown c 1755 as part of his improvements carried out for the first Earl (plans, 1743; 1776-80, WCRO). Other avenues were retained by Brown, but were subsequently removed or altered in the late C18 by the first or second Earls (CL 1979). The Leafield was incorporated into Temple Park c 1745 (VCH), and land associated with houses in Bridge End demolished in 1755(60 was also added to the park. Further expansion to the south took place at the enclosure of Barford parish in 1760; the incorporation of this land was Brown's last work at Warwick. The final expansion of the park took place in 1782-7 when the Banbury Road was diverted c 400m east of its previous course. The second Earl planted new boundary plantations along the road, replacing those planted along the former road boundary by Brown in the mid C18. The final form of the park is shown on a plan of 1791 (WCRO) and a survey by William James of 1806 (WCRO). In the late C18 parts of the park were used for agricultural purposes (estate accounts; VCH).

The medieval Earls of Warwick held an extensive deer park of C13 origin (VCH) at Wedgnock, c 3km north-west of Warwick; this park included the manor of Goodrest. In 1597 Sir Fulke Greville was appointed Ranger of Wedgnock Park by the Crown. In 1743 many of the deer were transferred from Wedgnock to the new Temple Park, but as late as 1910 a small enclosure containing deer survived at Wedgnock. The farmland enclosed from the park in the mid C18 was sold by the Estate in 1959 (ibid). Wedgnock Park is not included in the site here registered.

**KITCHEN GARDEN** The late C18 kitchen garden was situated c 400m west-south-west of the Castle. The site was developed with domestic properties, Castle Close, in the mid and late C20. The garden is shown on the 1st edition 1" OS map of 1834 and Bateman's plan of 1845.

The kitchen garden was constructed c 1790 to replace the garden known as the Vineyard. The Vineyard was situated adjacent to Castle Lane, approximately on the site of the mid C18 stables, the construction of which truncated the garden in 1767. The remainder of the garden was taken into the pleasure grounds c 1790 (VCH). A vineyard had been associated with the Castle estate since as early as 1268 and provided herbage in the medieval period (ibid). A house associated with the vineyard existed by the late C16 when the vineyard was described as comprising an orchard and garden of 4 1/2 acres (c 1.8ha) within a stone wall (ibid). The garden is shown on Fish and Bridgman's plan of 1711 (WCRO), and a plan of 1788 by Matthias Baker (WCRO).

## REFERENCES

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Maps [all held at the Warwickshire County Record Office] J Fish, *A Survey of the Leafields, Temple Grounds, Spiers Lodg ... being the Lands of the Right honble Fulke Ld Brooke Baron of Beauchamp's Court*, 1690 (CR1886/M6) J Fish and C Bridgeman, *Plan of the Gardens at Warwick Castle*, 1711 (CR1886/M26/2(2)) W Sutton, *A Survey and Plot of the Right Hand Temple's ... belonging to the Rt Honble Francis Lord Brook*, 1743 (CR1886/M279) G Salmon, *Plan of the Lordship of Barford*, 1760 (CR1886/M18) M Baker, *Plan of the Borough of Warwick*, 1788 (CR1886/M24) E Sale, *Castle Park*, 1791 (CR1886/M22) W James, *Plan of Castle Park*, 1806 (CR1886/M34A) W Yates and Sons, *Map of Warwickshire, surveyed 1787-9*, published 1793 J Bateman, *Plan of the Lawns Pleasure Grounds Shrubberies Garden and Plantations Belonging to Warwick Castle ...*, 1845 (CR1886/M343) W Broderick Thomas, *Plan of proposed garden*, 1865 (CR1886/M813) R Marnock, *Plan of Castle gardens*, 1868 (CR1886/M286) R Marnock, *Plan of parterre garden*, 1868 (CR1886/M626) J Backhouse and Sons, *Plans for rockwork in the garden and conservatory*, 1900 (CR1886/M50) H Peto, *Plans for gardens at Spiers Lodge*, c 1905 (CR1886/M327)

OS Old Series 1" to 1 mile, published 1834 OS 6" to 1 mile: 1st edition published 1886-7 2nd edition published 1905-6 3rd edition published 1926 1938 edition OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1905 3rd edition published 1925

Illustrations Engraving, *A View of Warwick Castle [from the south-east]*, c 1745 (PV War Cas 45), (Warwickshire County Record Office) A Canaletto, *Warwick Castle from the south-east*, c 1749 (Paul Mellon Collection) F Harding, *Warwick Castle from the south-east*, c 1764 (National Gallery of Ireland) P Sandby, *Warwick Castle from the Lodge Hill*, 1776 (351/633A), (Warwickshire County Record Office) Watercolour views, *Warwick Castle from the Park; Inner Court Warwick Castle; Remains of Warwick Bridge as it appears from the Great Hall in the Castle*, c 1800 (Aylesford Collection), (Birmingham Reference Library Archive) J D Harding, *Warwick Castle, Warwickshire*, c 1840 (PV War Cas 36), (Warwickshire County Record Office) C Holme, *Gardens of England in the Midland and Eastern Counties* (1908), pl 123 *Photographs of Castle Park, Spiers Lodge and pleasure grounds*, c 1900 (PH143), (Warwickshire County Record Office) Aerial photograph, *Warwick from the south-*



east, 1949 (reproduced in VCH) Photograph, summerhouse by Harold Peto near Spiers Lodge, Castle Park, 1995 (private collection)

Archival items The Warwick Castle and Greville family archive, which includes estate accounts, plans, private accounts, and correspondence, is held at the Warwickshire County Record Office (CR1886).

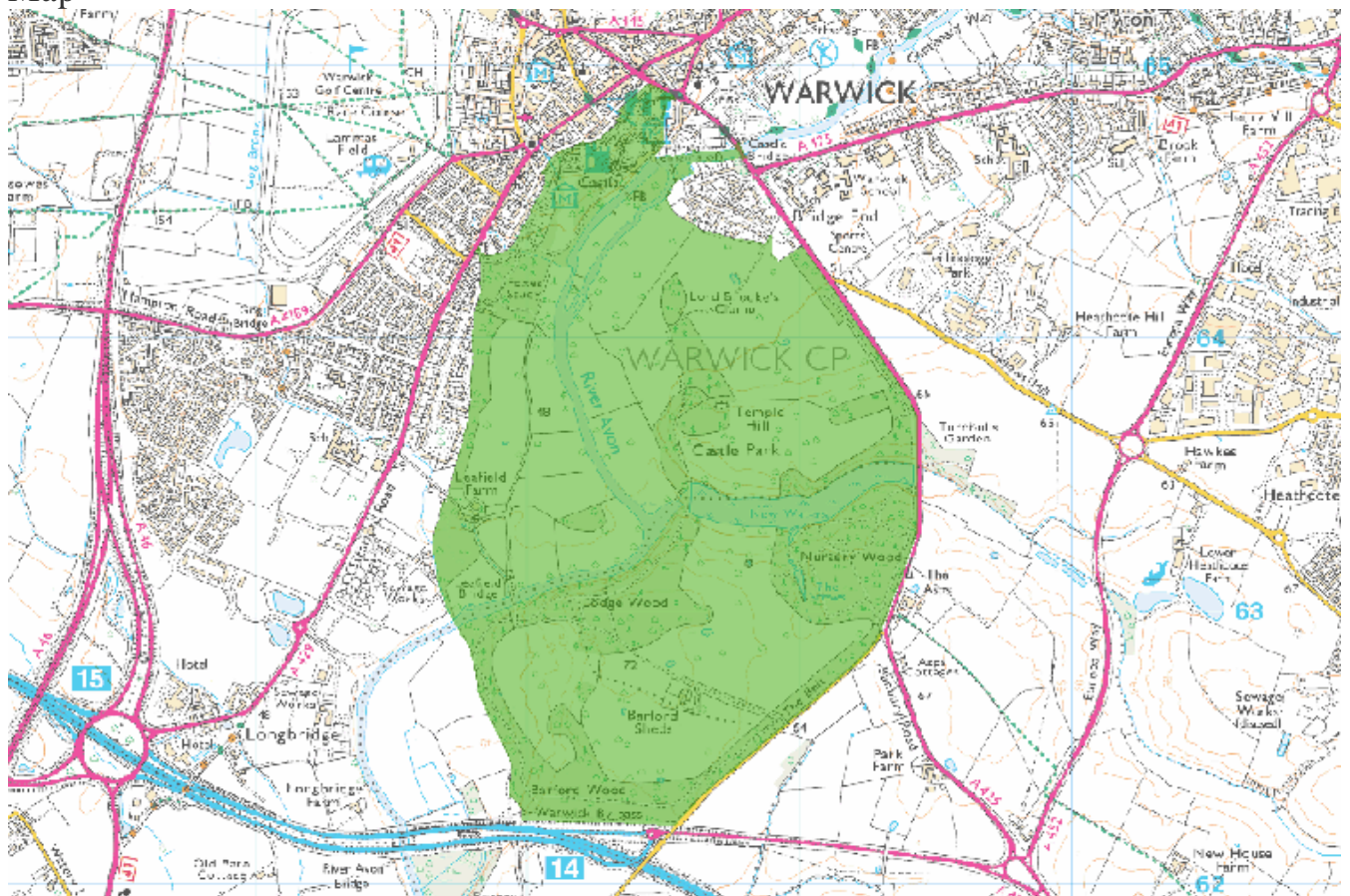
Description written: May 2000 Amended: September 2000, May 2001 Register Inspector: JML Edited: May 2001

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 28540 63341

### Map



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## WARWICK CASTLE LODGE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**Name:** WARWICK CASTLE LODGE

**List entry Number:** 1300339

## Location

WARWICK CASTLE LODGE

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 10-Jan-1953

**Date of most recent amendment:** Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 307365

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Warwick Castle Lodge

SP 2864 NE 2/304 10.1.53.

II GV

2. 1796-7 by Samuel Muddiman and John Williams. Rectangular ashlar block with Neo-Gothic details, including crenellated parapet. Large central 4-centred chamfered arch with 2 fold gate. VCH, viii, p.464.

Warwick Castle, with its Boundary Walls, Stables, Conservatory, Mill and Lodge form a group.

Listing NGR: SP2853264886

Selected Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1969)

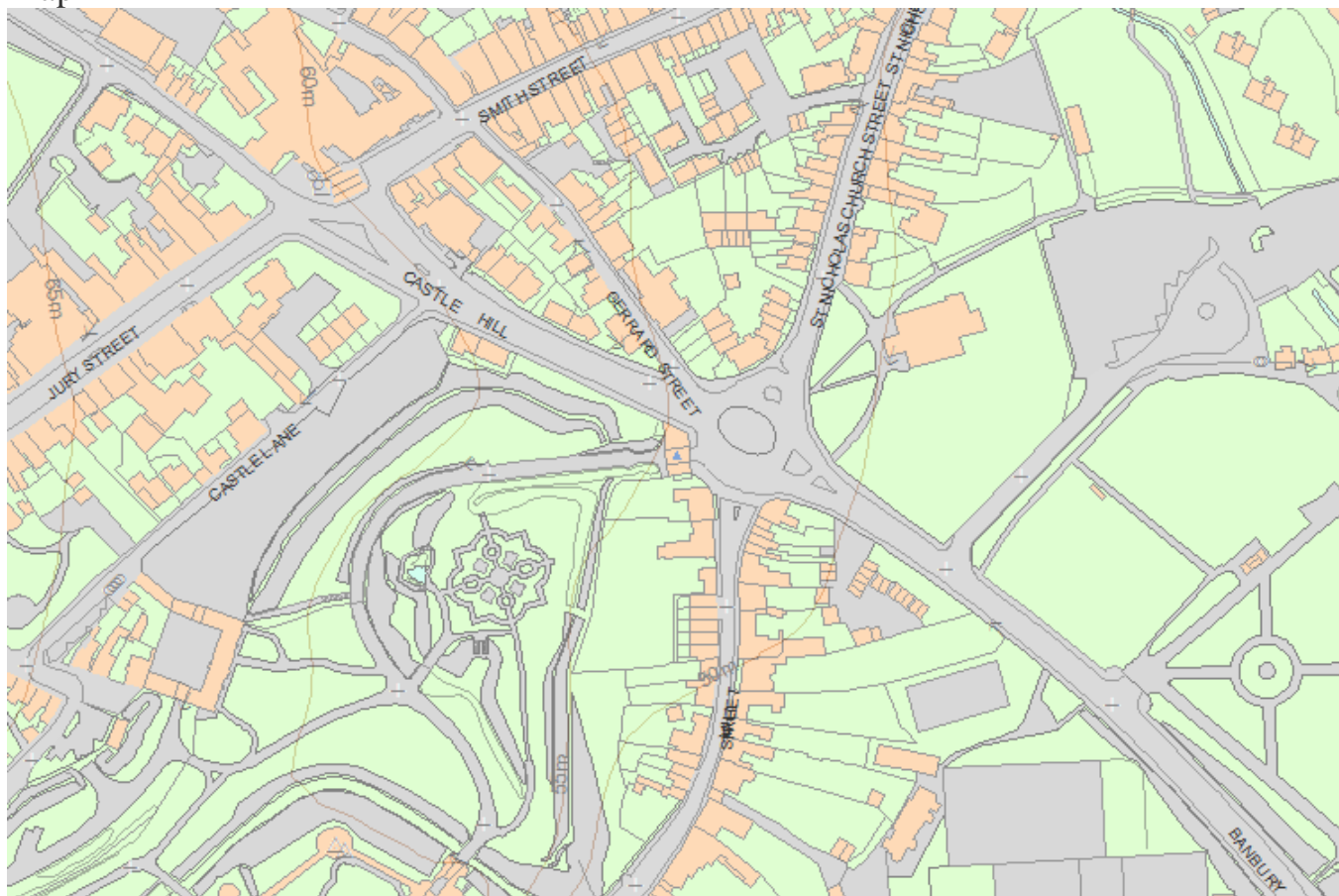
Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42

Warwickshire,

National Grid Reference: SP 28532 64886

Map



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## PORTION OF BOUNDARY WALL TO GROUNDS OF WARWICK CASTLE ABUTTING CASTLE HILL AND EAST PART OF CASTLE LANE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PORTION OF BOUNDARY WALL TO GROUNDS OF WARWICK CASTLE  
ABUTTING CASTLE HILL AND EAST PART OF CASTLE LANE

**List entry Number:** 1035506

## Location

PORTION OF BOUNDARY WALL TO GROUNDS OF WARWICK CASTLE  
ABUTTING CASTLE HILL AND EAST PART OF CASTLE LANE

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 10-Jan-1953

**Date of most recent amendment:** Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 307362

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Portion of Boundary Wall to grounds of Warwick Castle abutting Castle Hill and east part of Castle Lane SP 2864 NW 1/305 SP 2864 NE 2/305 10.1.53.

### II GV

2. Ashlar. 1789 by William Eborall. Part of the improvements to the grounds of Warwick Castle commissioned by George Greville, 2nd Earl. Sandstone, moulded coping.

Warwick Castle, with its Boundary Walls, Stables, conservatory, Mill and Lodge form a group.

**Listing NGR:** SP2843864937

## Selected Sources

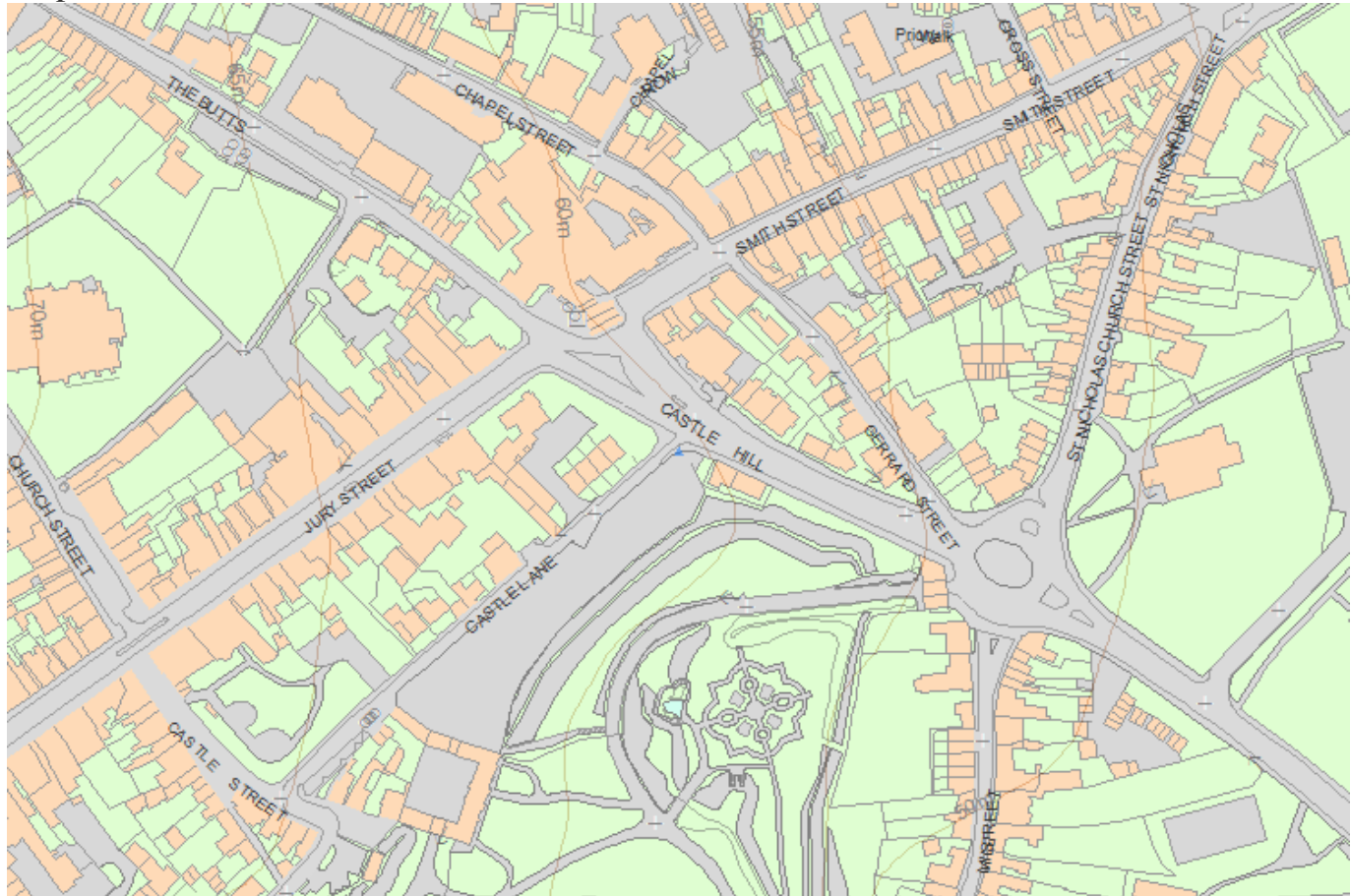
Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42

Warwickshire,

National Grid Reference: SP 28438 64937

## Map



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# REMAINS OF OLD CASTLE BRIDGE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** REMAINS OF OLD CASTLE BRIDGE

**List entry Number:** 1035499

## Location

REMAINS OF OLD CASTLE BRIDGE

The building may lie within the boundary of more than one authority.

County: Warwickshire  
District: Warwick  
District Type: District Authority  
Parish: Warwick

National Park: Not applicable to this List entry.

Grade: II\*

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307350

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

SP 2864 NE 2/284

Remains of Old Castle Bridge

10.1.53

II\* Ruin of late medieval stone, ashlar, bridge over the River Avon by weir. Sections of:- three complete arches in centre of river, one arch by north bank and arch on south bank remain. Simple chamfered moulding to 4-centred arches. Splayed piers have cutwaters, up stream and down. AM.

Listing NGR: SP2853264624

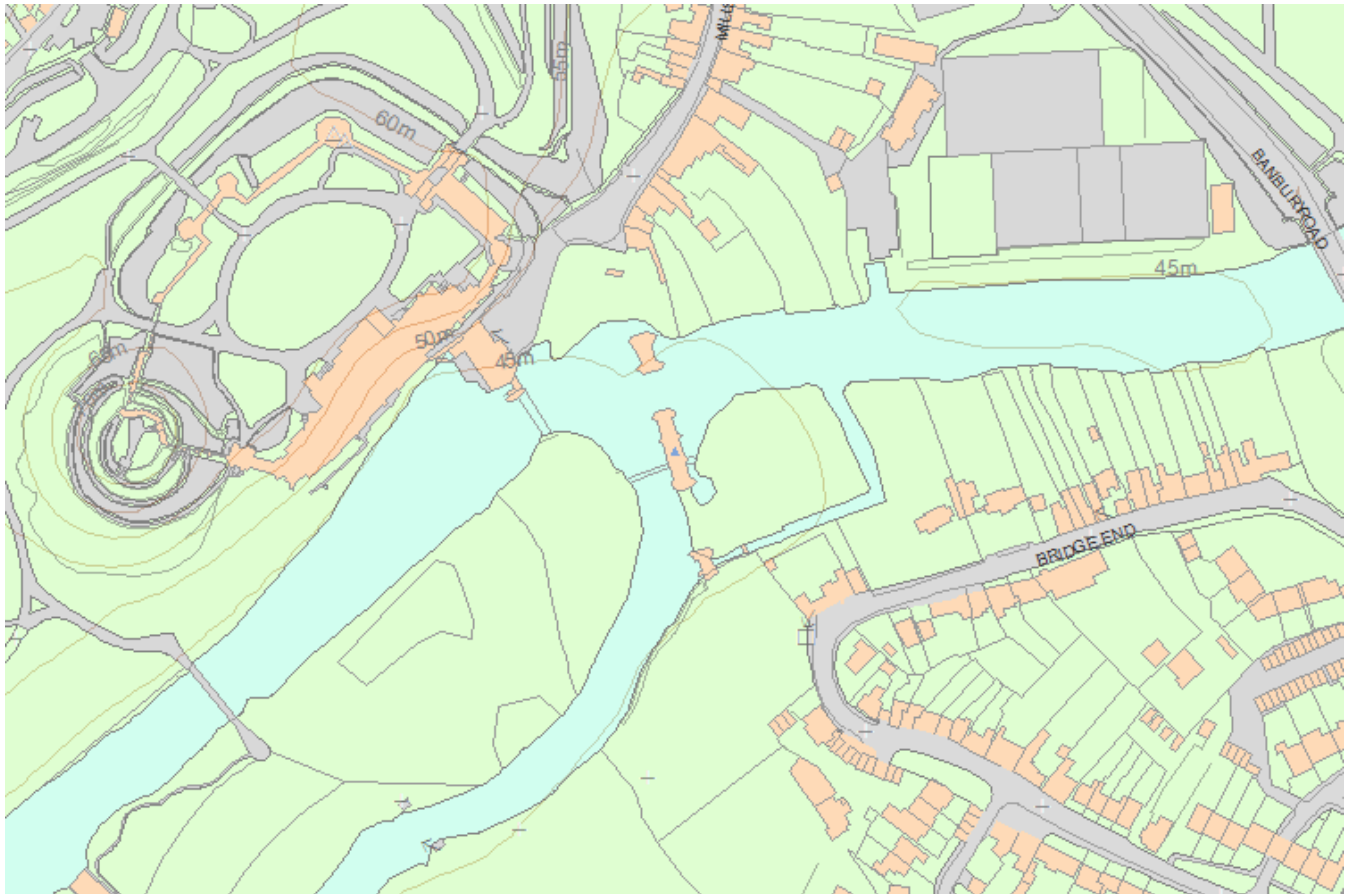
### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 28532 64624

### Map





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# WARWICK CASTLE MILL

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** WARWICK CASTLE MILL

**List entry Number:** 1035507

## Location

**WARWICK CASTLE MILL**

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II\*

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307366

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Warwick Castle Mill

SP 2864 NW 1/302 10.1.53.

II\* GV

2. On medieval site and perhaps incorporating early structure, Largely rebuilt 1767-8 by Timothy Lightoler. Gutted by fire 1880. Ashlar, castellated with low turret. Welsh slate roof. Single storey. VCH, viii, pp.473-4.

Warwick Castle, with its Boundary Walls, Stables, Conservatory, Mill and Lodge form a group.

Listing NGR: SP2846364660

### Selected Sources

Books and journals

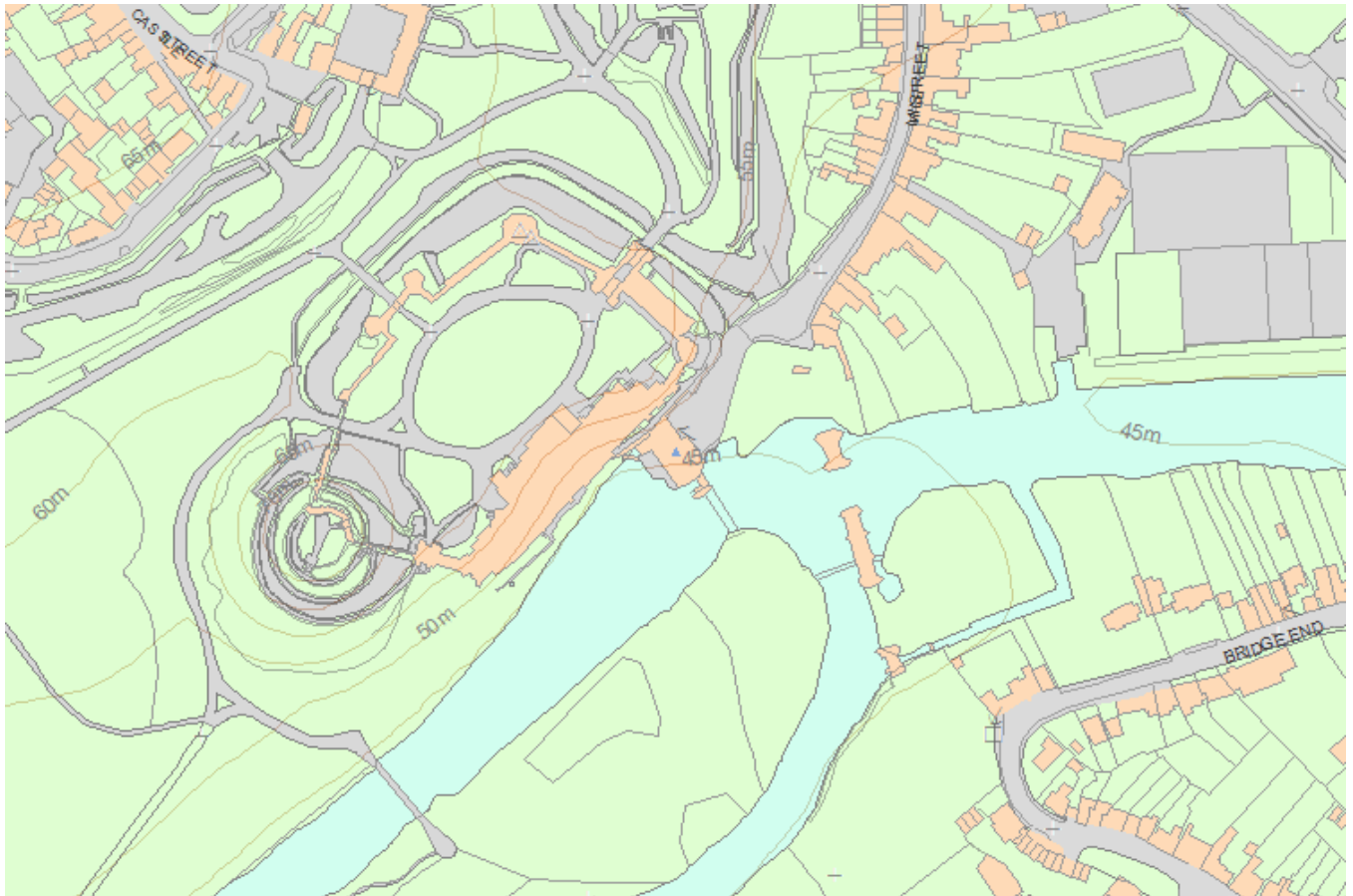
Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1969)

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42  
Warwickshire,

National Grid Reference: SP 28463 64660

### Map



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## PORTION OF BOUNDARY WALL TO WARWICK CASTLE ABUTTING WEST PART OF CASTLE LANE

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PORTION OF BOUNDARY WALL TO WARWICK CASTLE ABUTTING  
WEST PART OF CASTLE LANE

**List entry Number:** 1183977

### Location

PORTION OF BOUNDARY WALL TO WARWICK CASTLE ABUTTING WEST  
PART OF CASTLE LANE

The building may lie within the boundary of more than one authority.

**County:** Warwickshire



District: Warwick  
District Type: District Authority  
Parish: Warwick

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307363

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Portion of Boundary Wall to Warwick Castle abutting west part of Castle Lane SP 2864 NW 1/306 10.1.53.

### II GV

2. 1789 by William Eborall. Ashlar. Part of the improvements to the grounds of Warwick Castle commissioned by George Greville, 2nd Earl. Sandstone, moulded coping.

Warwick Castle, with its Boundary Walls, Stables, Conservatory, Mill and Lodge form a group.

Listing NGR: SP2824364727

### Selected Sources

#### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42  
Warwickshire,

National Grid Reference: SP 28243 64727

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# CASTLE BRIDGE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** CASTLE BRIDGE

**List entry Number:** 1184083

## Location

CASTLE BRIDGE, BANBURY ROAD

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II\*

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307371

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

#### 1. 1781 BANBURY ROAD

Castle Bridge sp 2864 NE 2/285 10.1.53.

II\*

2. 1790-93, masonry by William Eborall eater model by David and William Saunders. Good C18 ashlar (sandstone) bridge. Single span of one segmental arch with rustications continued throughout the soffit. Monumental balustrade with curved terminations on plan, at each end, and heavily moulded string course below. Part of balustrade on the down stream side was dammed during the 1939-45 war. It has been replaced. AM.

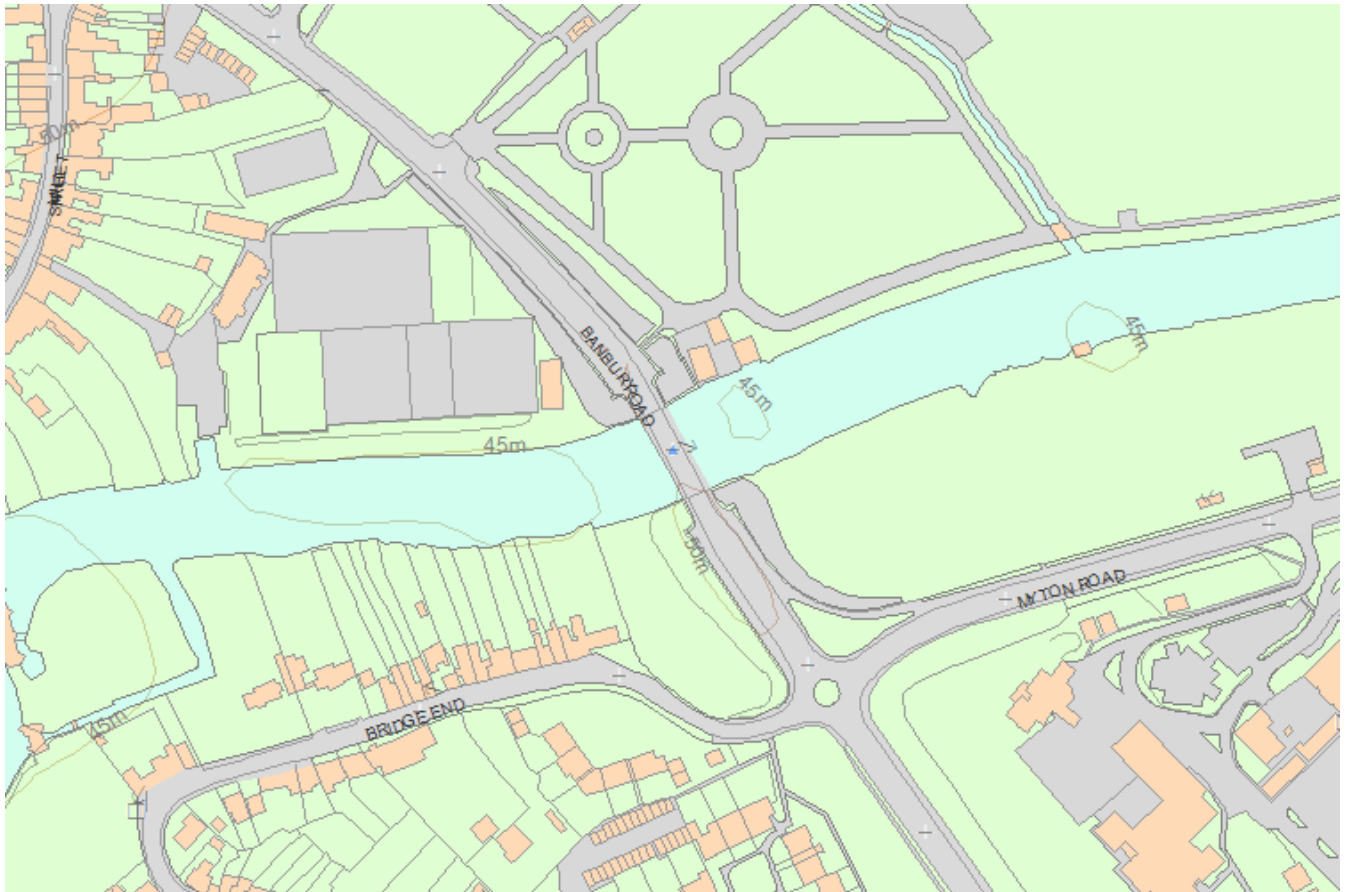
Listing NGR: SP2878064690

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 28780 64690

### Map



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# CONSERVATORY

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CONSERVATORY

List entry Number: 1184061

## Location

CONSERVATORY

The building may lie within the boundary of more than one authority.

County: Warwickshire

District: Warwick

District Type: District Authority

Parish: Warwick

National Park: Not applicable to this List entry.

Grade: II\*

Date first listed: 19-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307368

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Conservatory, Warwick Castle Park SP 2864 NW 1/402

II\* GV

2. Late C18, 1786-8. Ashlar conservatory of 1 tall room, rectangular with segmental apse at back, 5 large pointed arched sashes with stone chamfered mullions and transoms, pointed arched glazing bars, flush chamfered surrounds. Plinth, cavetto cornice, parapet with moulded coping. Hipped tiled roof. Architect: William Eboral. Contains the celebrated Warwick Vase, of white marble, probably C4 Greek by Lysippus of Sicyon. Discovered 1770 at Hadrian's Villa, bought by Sir William Hamilton who sold it to his nephew Grange Greville, 2nd Earl of Warwick of the 4th creation. Inscribed marble pedestal of 1774. VCH, viii, p.463.

Warwick Castle, with its Boundary Walls, Stables, Conservatory Mill and Lodge form a group.

Listing NGR: SP2817664694

### Selected Sources

Books and journals

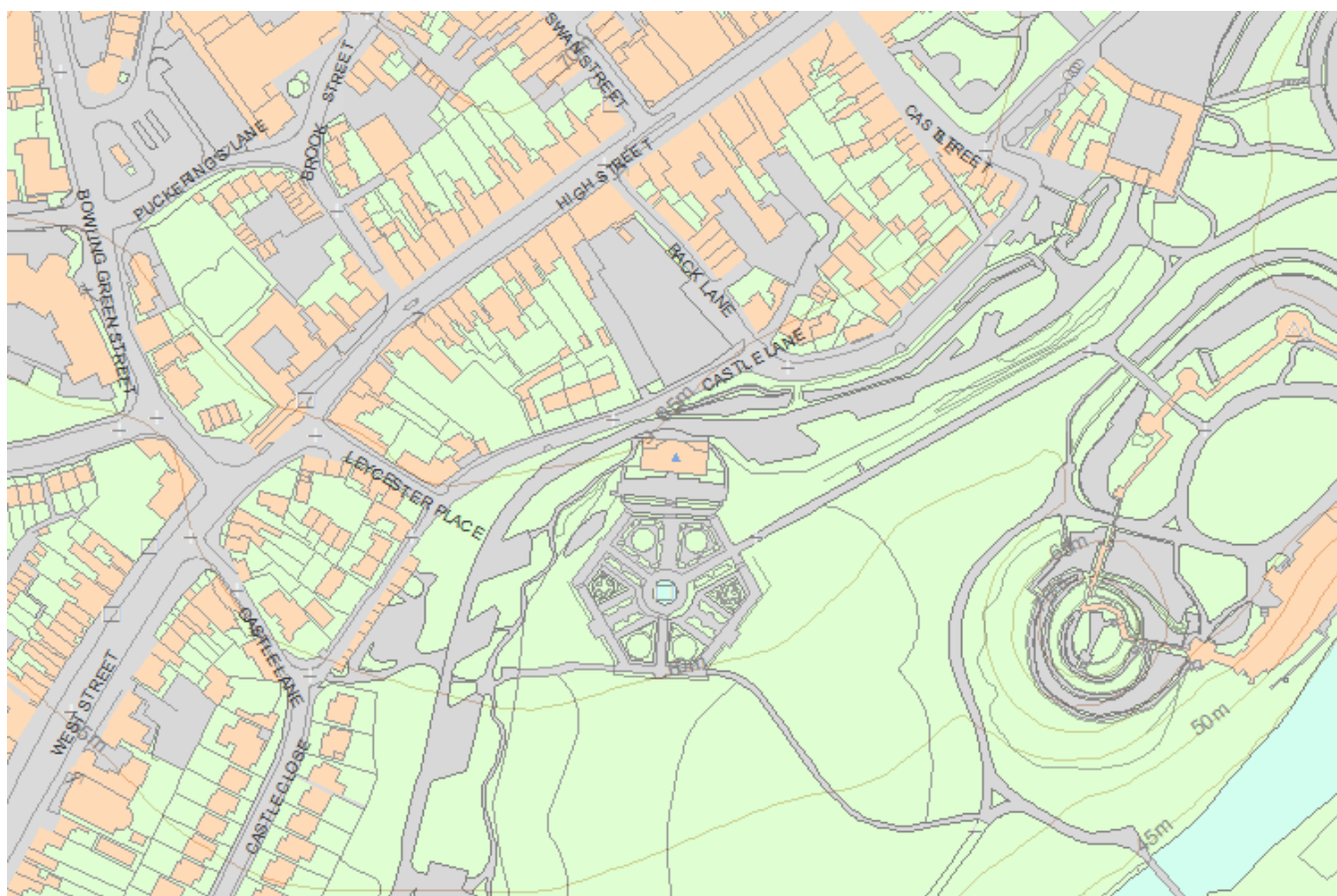
Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1969), 463

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42 Warwickshire,

National Grid Reference: SP 28176 64694

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# STABLES WARWICK CASTLE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** STABLES WARWICK CASTLE

**List entry Number:** 1035508

## Location

**STABLES WARWICK CASTLE**

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.



Grade: II\*

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307367

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 Stables, Warwick Castle SP 2864 NW 1/303 10.1.53.

II\* GV

2. Circa 1768-71, built by Job Collins, perhaps to designs by Robert Mylne. Ashlar, sandstone, courtyard plan built up round 3 sides. Hipped old tiled roof. 2 storeys, leaded casements under flat arches, cornice moulding. Central slightly projecting pediment over window and arched opening set in round headed reveal. VCH, viii, p.462.

Warwick Castle, with its Boundary Walls, Stables, Conservatory, Mill and Lodge form a group.

Listing NGR: SP2836364809

### Selected Sources

Books and journals

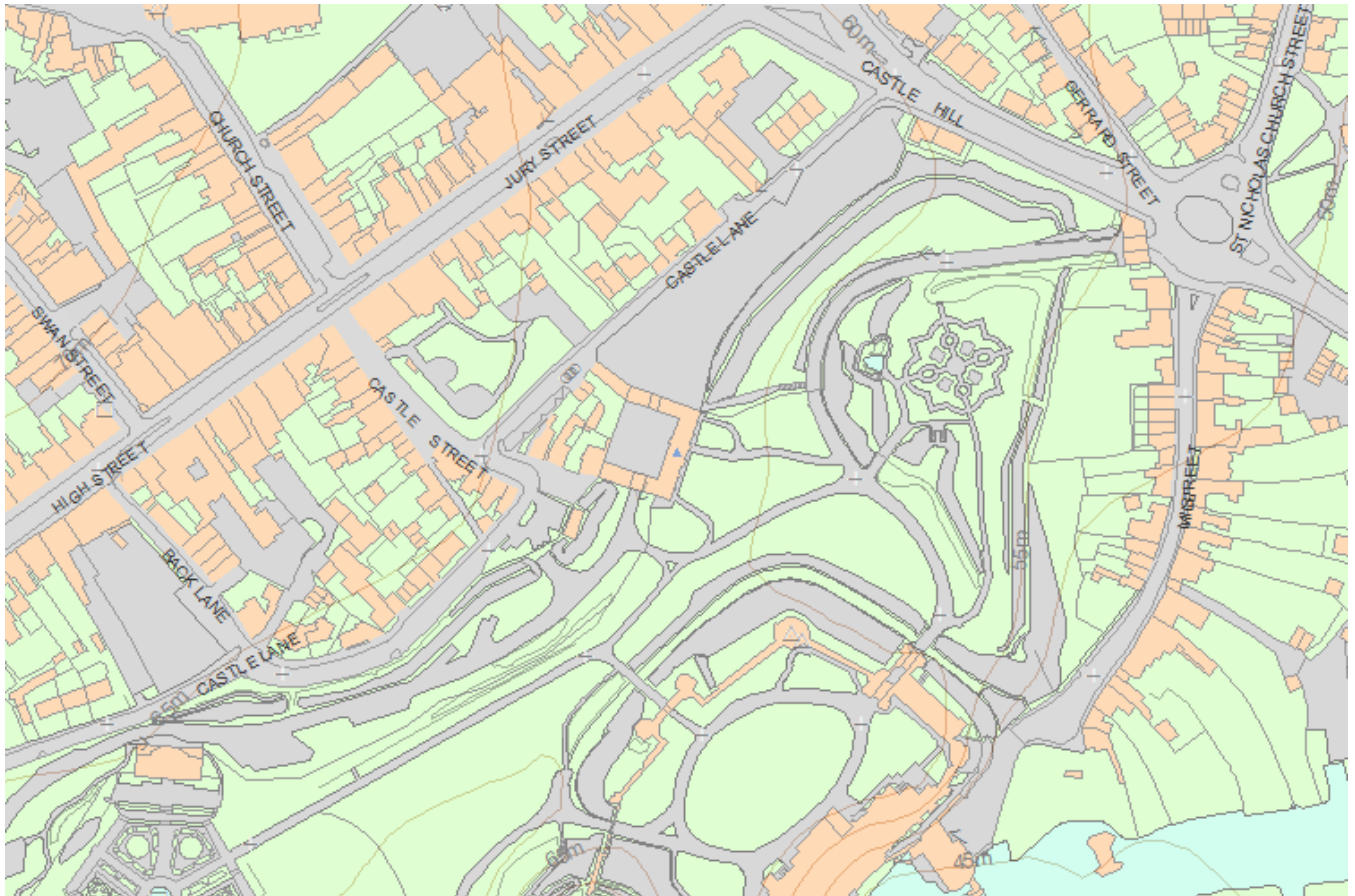
Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1969)

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42  
Warwickshire,

National Grid Reference: SP 28363 64809

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# THE HUNTING LODGE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** THE HUNTING LODGE

**List entry Number:** 1035221

## Location

**THE HUNTING LODGE**

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Bishop's Tachbrook

**National Park:** Not applicable to this List entry.



Grade: II\*

Date first listed: 06-Nov-1979

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307970

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

BISHOPS TACHBROOK Castle Park Lodge Wood

15/103 The Hunting Lodge 6.11.79

- II\*

Large house. 1748, probably by Daniel Garrett, altered in 1898. Coursed ashlar. In a Gothick style. Plinth. Battlemented parapets. Approximately T-shaped in plan with three-storey gabled central cross-wing, and lower two-storey flanking wings. South entrance in central projecting cross-wing. Pointed headed doorway with plank door. Above pointed headed coupled lancets in square-headed opening and above again five-light mullioned casements. Fenestration to south elevation of the flanking wings are pointed headed coupled lancets in square-headed openings. Fenestration to east and north elevations are square-headed cross mullion/transom casements. All fenestration with leaded panes. On north elevation large projecting porch with balcony above. Stairs down to left and right and central arcade of three pointed headed arches. Two big stone chimney stacks. Interior: late C19 oak panelling and Renaissance style staircase.

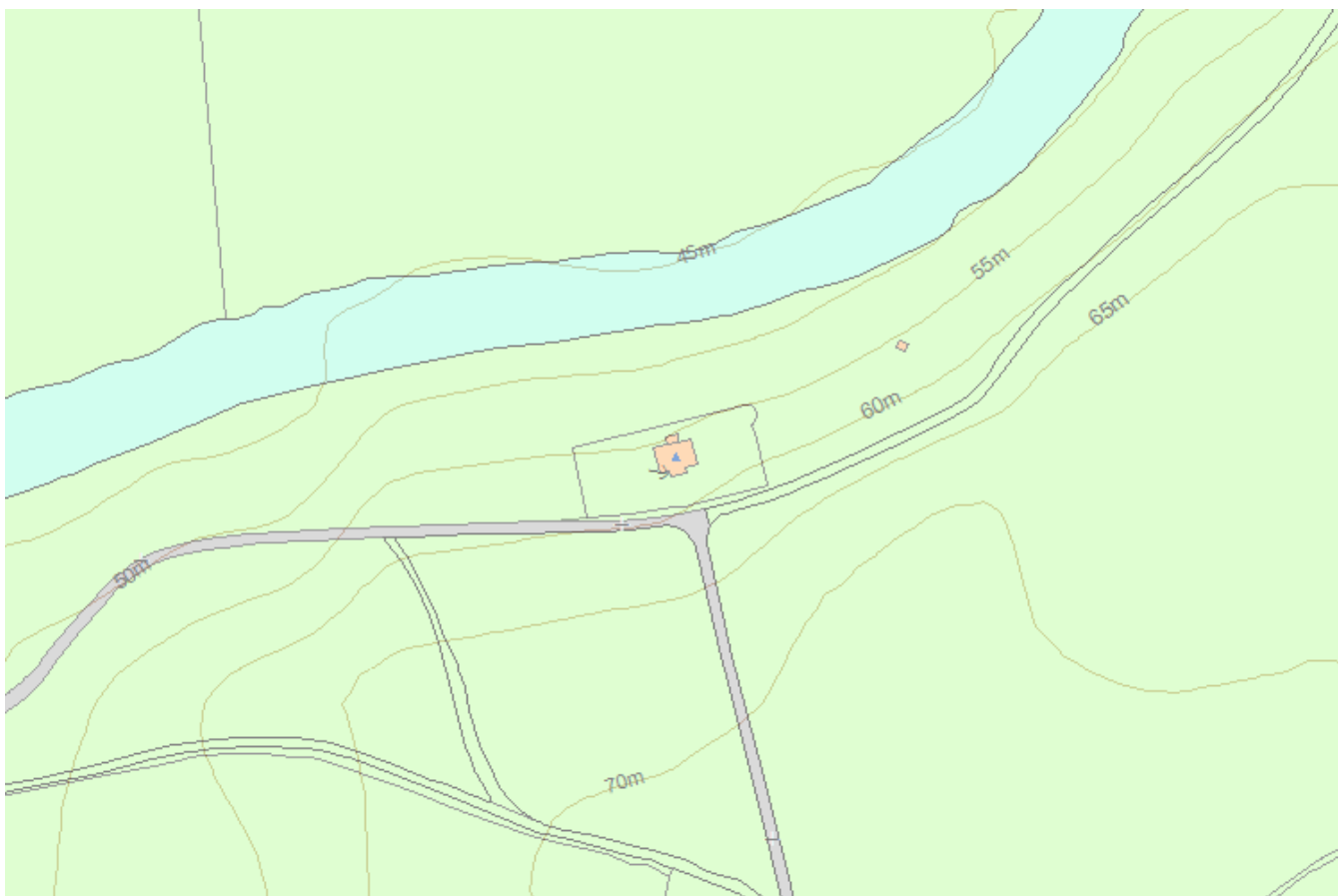
Listing NGR: SP2927963078

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP2827963078

### Map



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# CHURCH OF SAINT MARY INCLUDING BEAUCHAMP CHAPEL

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** CHURCH OF SAINT MARY INCLUDING BEAUCHAMP CHAPEL

**List entry Number:** 1035500

## Location

CHURCH OF SAINT MARY INCLUDING BEAUCHAMP CHAPEL

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 10-Jan-1953

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307351

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

811/1/298 CHURCH OF SAINT MARY INCLUDING BEAUCHAMP CHAPEL

10-JAN-53

I

Tower can be seen for many miles and is of high value in association with Northgate Street, also with Church Street, The Court House and adjoining buildings. Nave, transepts and tower rebuilt by Sir William Wilson in 1697-1704 after destruction in the great fire of 1694. Design supervised and perhaps modified by Sir Christopher Wren (see Wren Society's Transactions, Vol X). This curious and interesting building retains much of the Gothic spirit although details and mouldings are Renaissance in character. Late C14 chancel. Norman crypt. Interior contains C18 organ case by Swarbrick and various effigies. The Beauchamp Chapel (Lady Chapel to south of Chancel) is a very fine example of the Perpendicular style, built 1442-63 to contain the well known tomb and bronze effigy of Richard Beauchamp, Earl of Warwick (died 1439). Further interesting features of the interior include, fan vaulting, richly carved stone figures etc at east end, wall painting (Last Judgement) at west end, C15 stained glass and other tombs of the Dudley family. VCH, viii, pp 524-9.

Listing NGR: SP2819964980

Selected Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1969), 524-9

National Grid Reference: SP 28199 64982

Map



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## 26, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 26, HAMPTON STREET

**List entry Number:** 1035463

### Location

26, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1973

**Date of most recent amendment:** Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 307463

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

No 26 SP 2764 8/452

II GV

2. 2 sashes in reveals with glazing bars, right hand first floor window lengthened. 5 panel door, panelled reveal. Doric pilasters with incised fret ornament, frieze, cornice. Nos 20 to 27 (consec), are a stucco terrace of the earlier C19 with low pitched Welsh slated hipped roof, wide cornice, basements and 2 storeys.

The terrace forms a group.

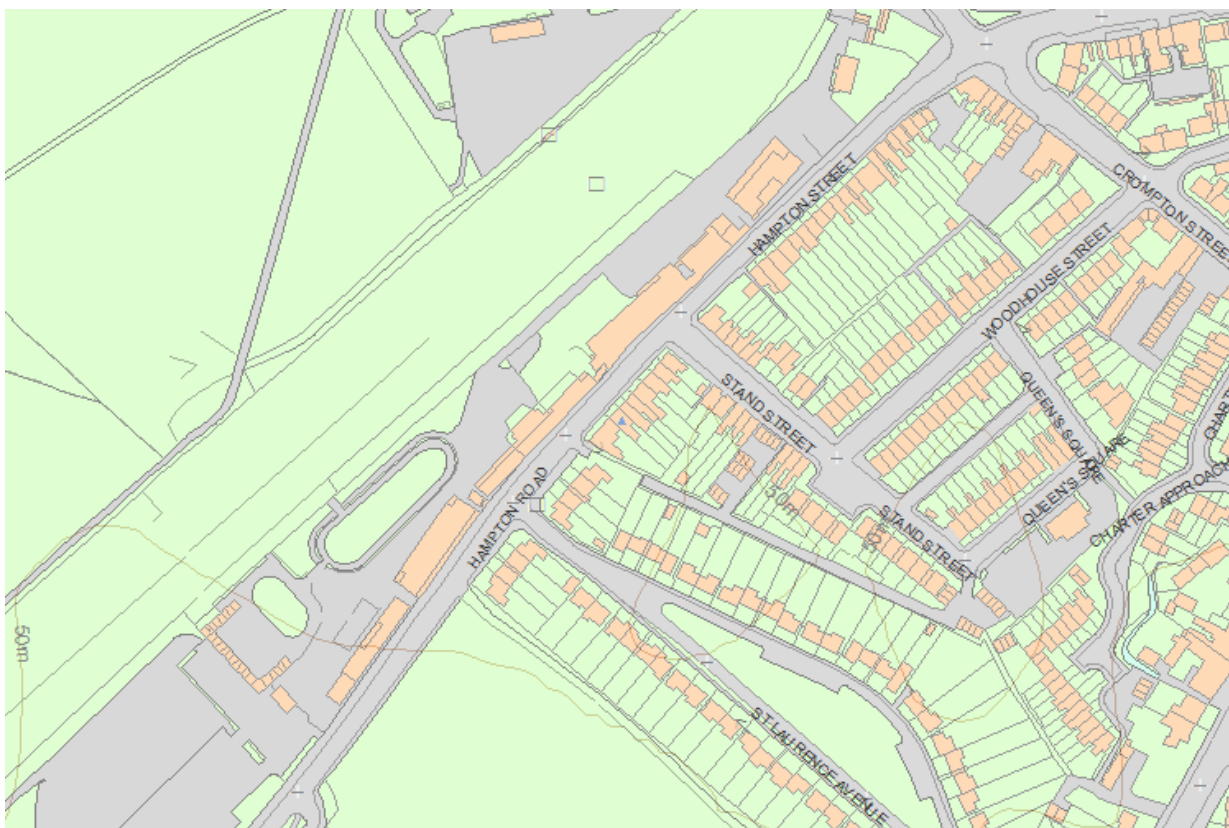
Listing NGR: SP2758764509

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27587 64509

### Map



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## 20, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 20, HAMPTON STREET

**List entry Number:** 1035462

### Location

20, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

Date first listed: 19-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307460

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

No 20 SP 2764 8/448

II GV

2. 2 sashes in reveals, glazing bars. Modern gabled wood porch, glazed door. Nos 20 to 27 (consec), are a stucco terrace of the earlier C19 with low pitched Welsh slated hipped roof, wide cornice, basements and 2 storeys.

The terrace forms a group.

Listing NGR: SP2760864531

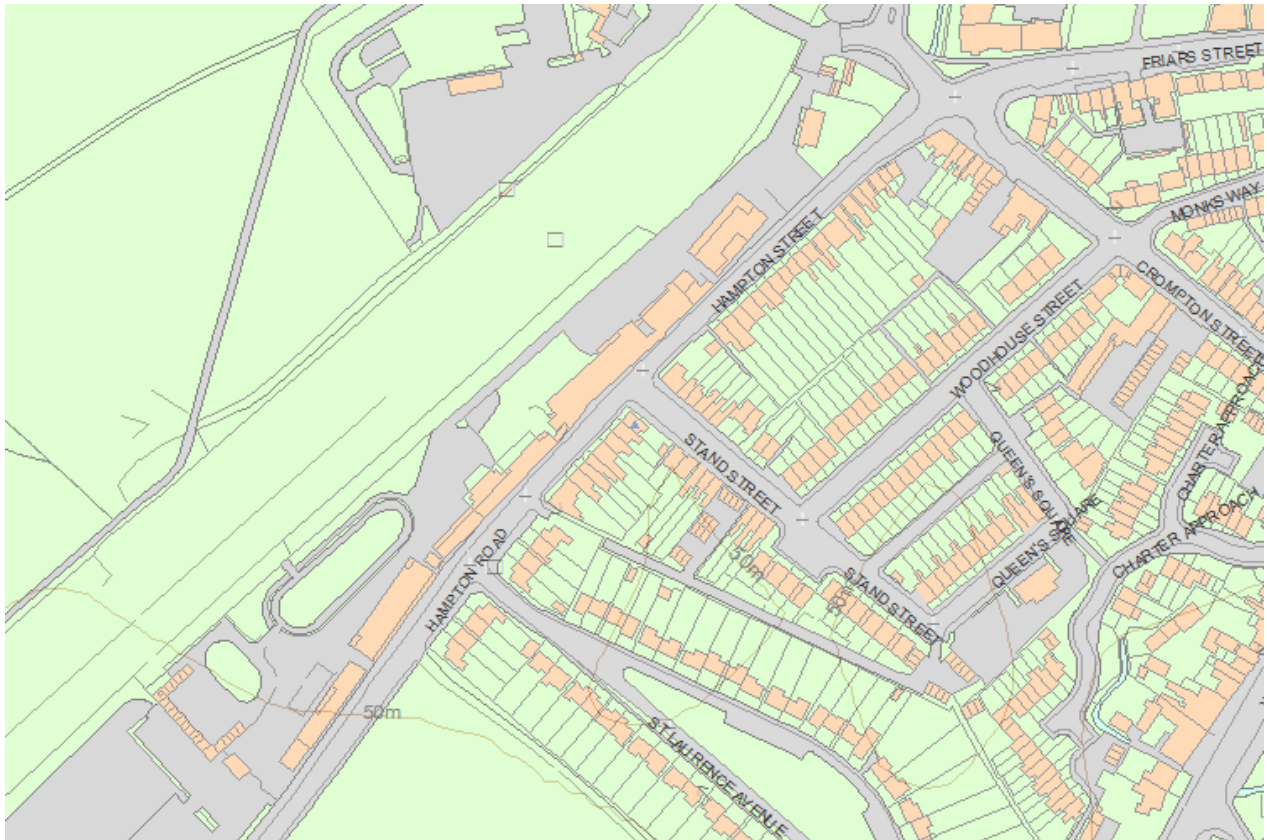
### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27608 64531

### Map





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## 21 22, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 21 22, HAMPTON STREET

**List entry Number:** 1184384

### Location

21 22, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II



Date first listed: 19-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307461

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

Nos 21 and 22 SP 2764 8/449

### II GV

2. 4 sashes in reveals glazing bars. 5 panel doors, oblong fanlights with geometrically patterned glazing bars. Doric pilasters with incised fret ornament, friezes, cornices.

Nos 20 to 27 (consec), are a stucco terrace of the earlier C19 with low pitched Welsh slated hipped roof, wide cornice, basements and 2 storeys.

The terrace forms a group.

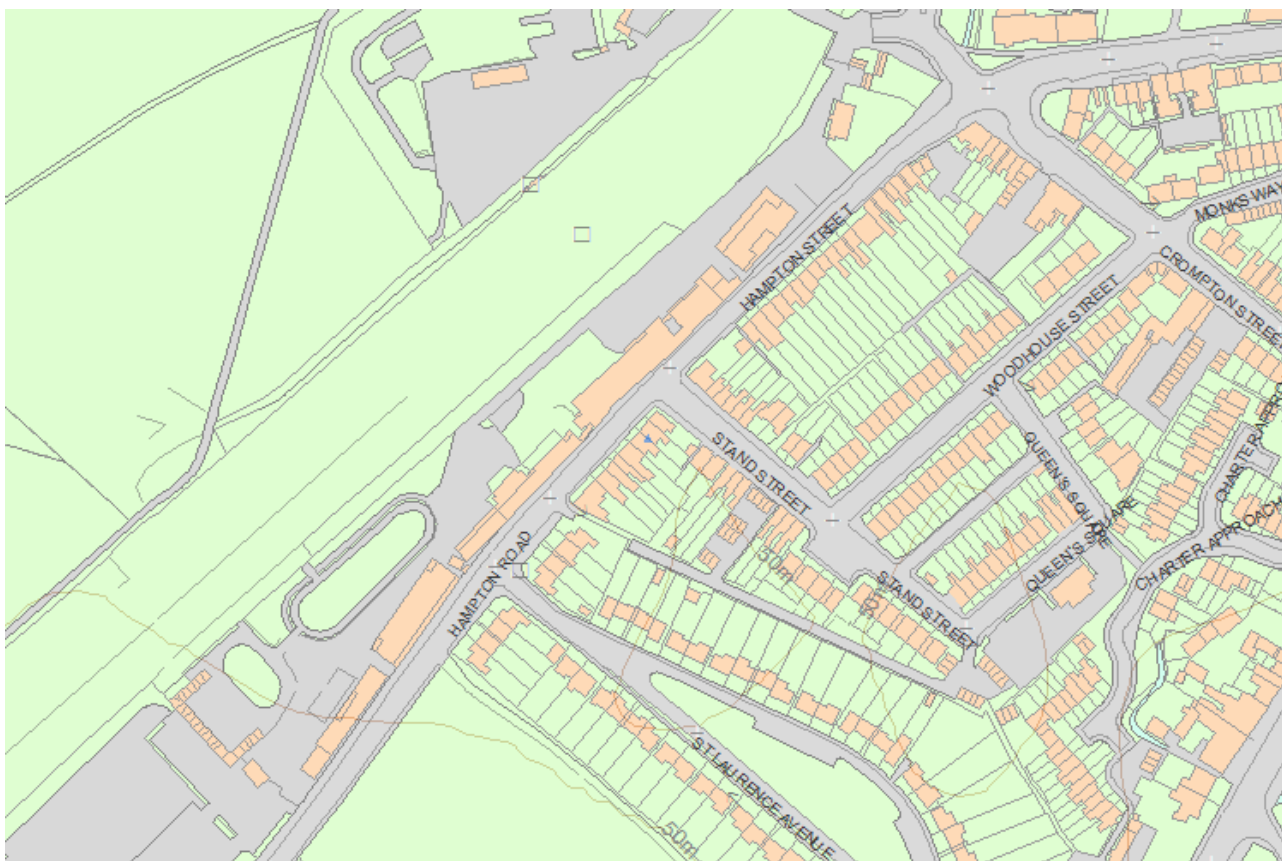
Listing NGR: SP2760264526

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27602 64526

### Map



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## 23, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 23, HAMPTON STREET

**List entry Number:** 1364823

### Location

23, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

Date first listed: 19-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307462

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

No 23 SP 2764 8/450

II GV

2. Sash in reveal, glazing bars, and first floor right hand 2 sided diagonal oriel bay window with glazing bars. 5 panel door panelled reveal, plain surround, cornice on consoles. Nos 20 to 27 (consec). are a stucco terrace of the earlier C19 with low pitched Welsh slated hipped roof, wide cornice, basements and 2 storeys.

The terrace forms a group.

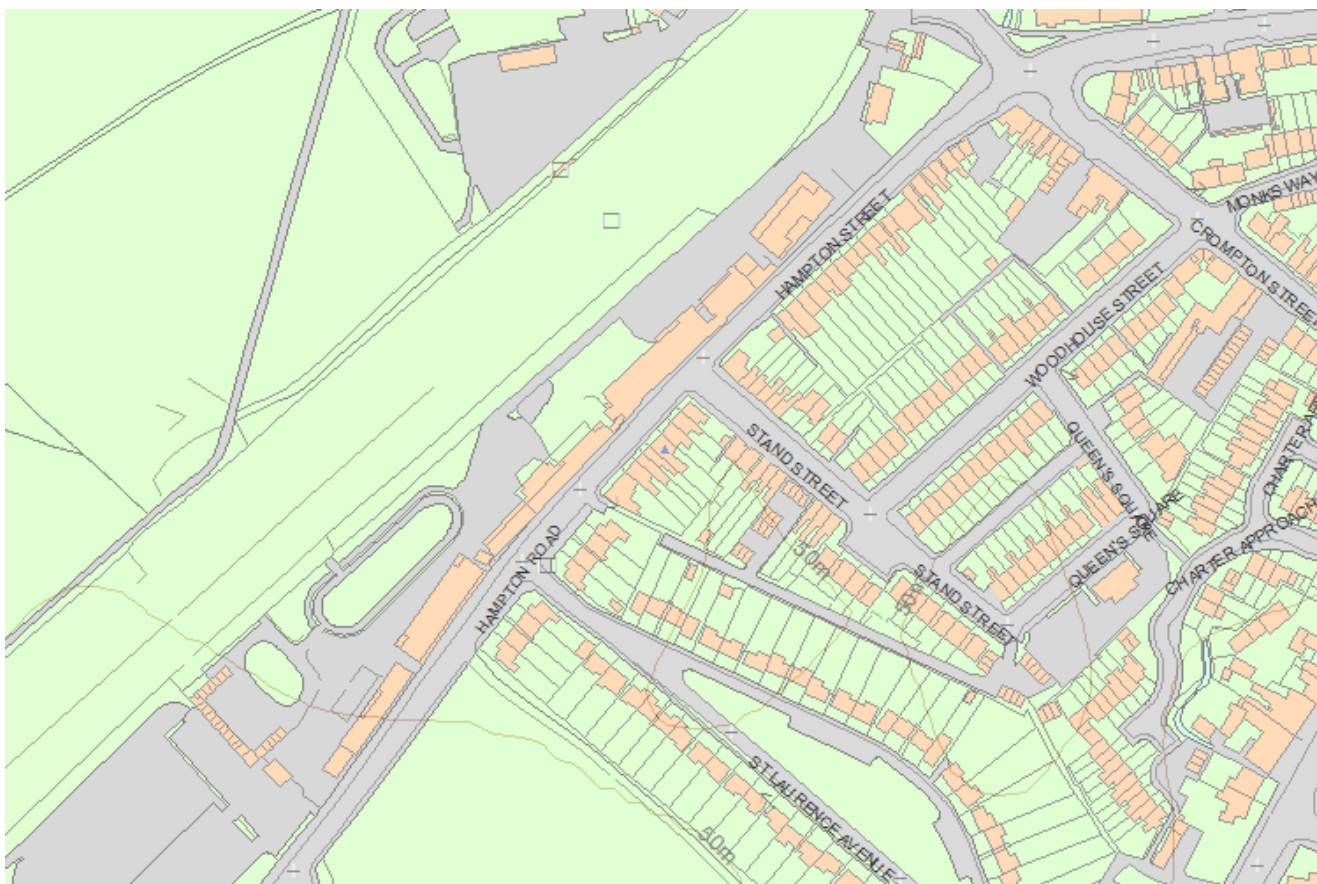
Listing NGR: SP2759764518

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27597 64518

### Map



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## 27, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 27, HAMPTON STREET

**List entry Number:** 1184390

### Location

27, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

Date first listed: 19-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307464

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

No 27 SP 2764 8/453

### II GV

2. 3 first floor sashes without glazing bars, central window lengthened for access to ornate cast iron balcony complete with brackets, masks, frieze and railings with anthemion motif. Ground floor C19 canted bay on right sash without glazing bars on left. 5 panel door panelled reveal, diagonal glazing bars to rectangular fanlight; Doric pilasters with incised fret ornament, frieze, cornice. Nos 20 to 27 (consec) are a stucco terrace of the earlier C19 with low pitched Welsh slated hipped roof, wide cornice, basements and 2 storeys.

The terrace forms a group.

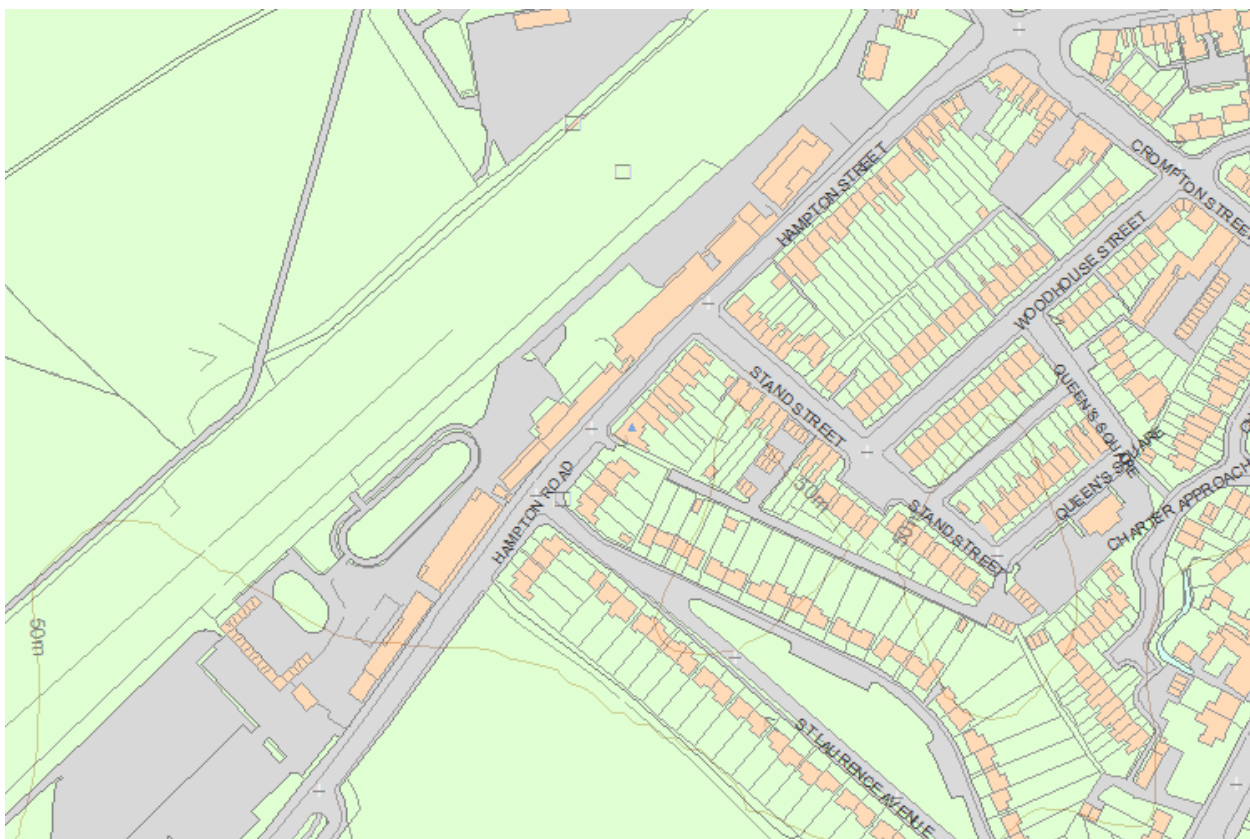
Listing NGR: SP2758164503

### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27581 64503

### Map



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## 6, HAMPTON STREET

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** 6, HAMPTON STREET

**List entry Number:** 1184366

### Location

6, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1973

**Date of most recent amendment:** Not applicable to this List entry.



## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307459

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 HAMPTON STREET

No 6 SP 2764 8/447

## II

2. Earlier C19. Red brick, rusticated stucco flat arches and keyblocks to windows. Welsh slate roof cornice. Half basement and 2 storeys. 8 stone steps with handrails up to front doorway. 3 sashes with glazing bars in reveals. 5 panel door, panelled reveal stucco. Doric pilasters with incised fret ornament, entablature, rectangular fanlight with glazing bars.

Listing NGR: SP2768764607

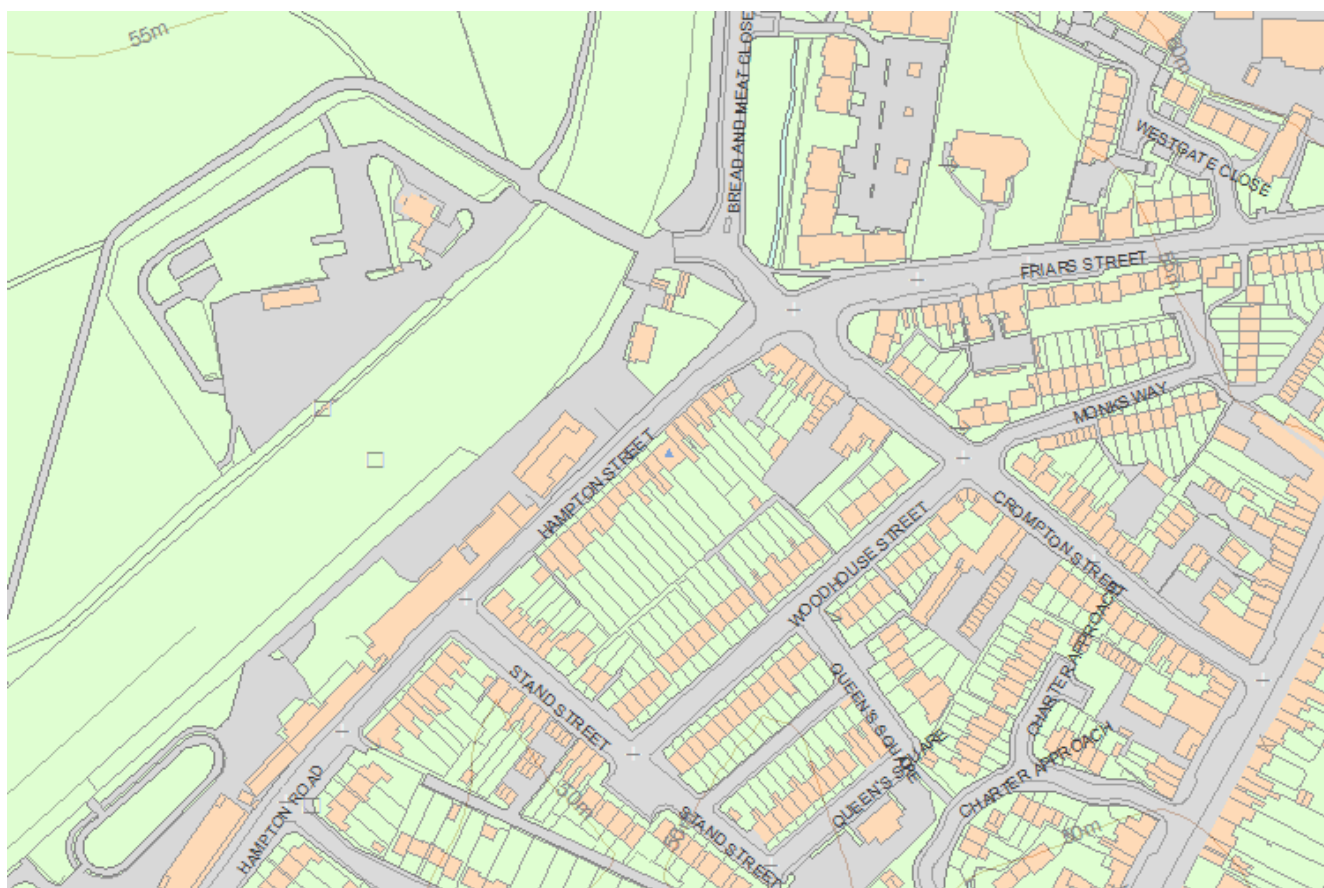
### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27687 64607

### Map





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## PAVILION AT NGR 42780 26480

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PAVILION AT NGR 42780 26480

**List entry Number:** 1250183

### Location

PAVILION AT NGR 42780 26480, LINEN STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

Date first listed: 24-Aug-1994

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 432446

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

WARWICK

SP2764 LINEN STREET 811-0/8/10009 Hill Close Gardens: Pavilion at NGR 42780-26480

GV II Detached town garden pavilion. 1846-1866. Red brick. Hipped plain tile roof. Small single-cell hexagonal plan building with doorway on west side with plank door and large 6-pane windows on flanking sides. INTERIOR: Wall and ceiling plaster mostly removed. Small fireplace in rear wall. Hill Close Gardens were established in about 1846 as pleasure garden allotments and by 1877 there were 37 garden plots. They were laid out as detached gardens for town houses without gardens. SOURCES: Lambert, David. Study of Detached Town Gardens commissioned by English Heritage, 1994. Warwickshire Gardens Trust, Hill Close Gardens, Preliminary Report.

Listing NGR: SP2780064800

### Selected Sources

#### Other

Register of Parks and Gardens of Special Historic Interest in England, Part 42 Warwickshire,

National Grid Reference: SP 27800 64800

### Map



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# MAIN GRANDSTAND BUILDING AT WARWICK RACECOURSE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** MAIN GRANDSTAND BUILDING AT WARWICK RACECOURSE

**List entry Number:** 1259272

## Location

MAIN GRANDSTAND BUILDING AT WARWICK RACECOURSE, HAMPTON STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Feb-1997

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 463075

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

SP 2764 WARWICK HAMPTON STREET

811-0/8/10016 Main Grandstand Building at Warwick Racecourse

- II

Racecourse grandstands. 1809, enlarged circa 1819 and altered 1851; extended circa 1900; altered 1908 and 1930s. Largely brick with slate roofs. Brick axial stacks. PLAN: The grandstand comprises three adjoining stands: At the centre the Tattershall stand of 1809, enlarged circa 1819 and altered in 1851. In about 1900 the Club Members` stand was added on the SW side [right] and another stand without a canopy was built on the NE [left] side. The original stand at the centre had a canopy added in 1908 and the totaliser and a reinforced concrete balcony built in the 1930s; the judges observation box on top was added in 1948. EXTERIOR: Tattershall stand at the centre has band of nine 12-pane sashes with pilasters in between, glazed double-doors to right and new entrance to left; 5-bay reinforced concrete balcony over; canopy above with hipped roof with eaves brackets on slender iron columns, in the left bay totaliser installed with judge`s box above; basement now concealed by terrace has early C19 4-centred arch windows with cast-iron frames. The Club Members` stand on the right has cast-iron posts with brackets supporting balcony with balustrade and canopy. Another 6-bay stand to left has cast-iron posts supporting open balcony with railed balustrade. Rear elevation to Hampton Street: painted brick centre of circa mid C19 with various sash windows with glazing bars and pilastered doorway with panelled doors; red brick circa 1900 ranges to left and right with 4-pane sashes. INTERIOR: Club Member`s Stand has some C19 joinery, including panelled doors and chimneypieces in the Castle Suite and Steward`s room. SOURCES: Information

provided by Warwick District Council. Engravings and photographs, Warwickshire County Record Office.

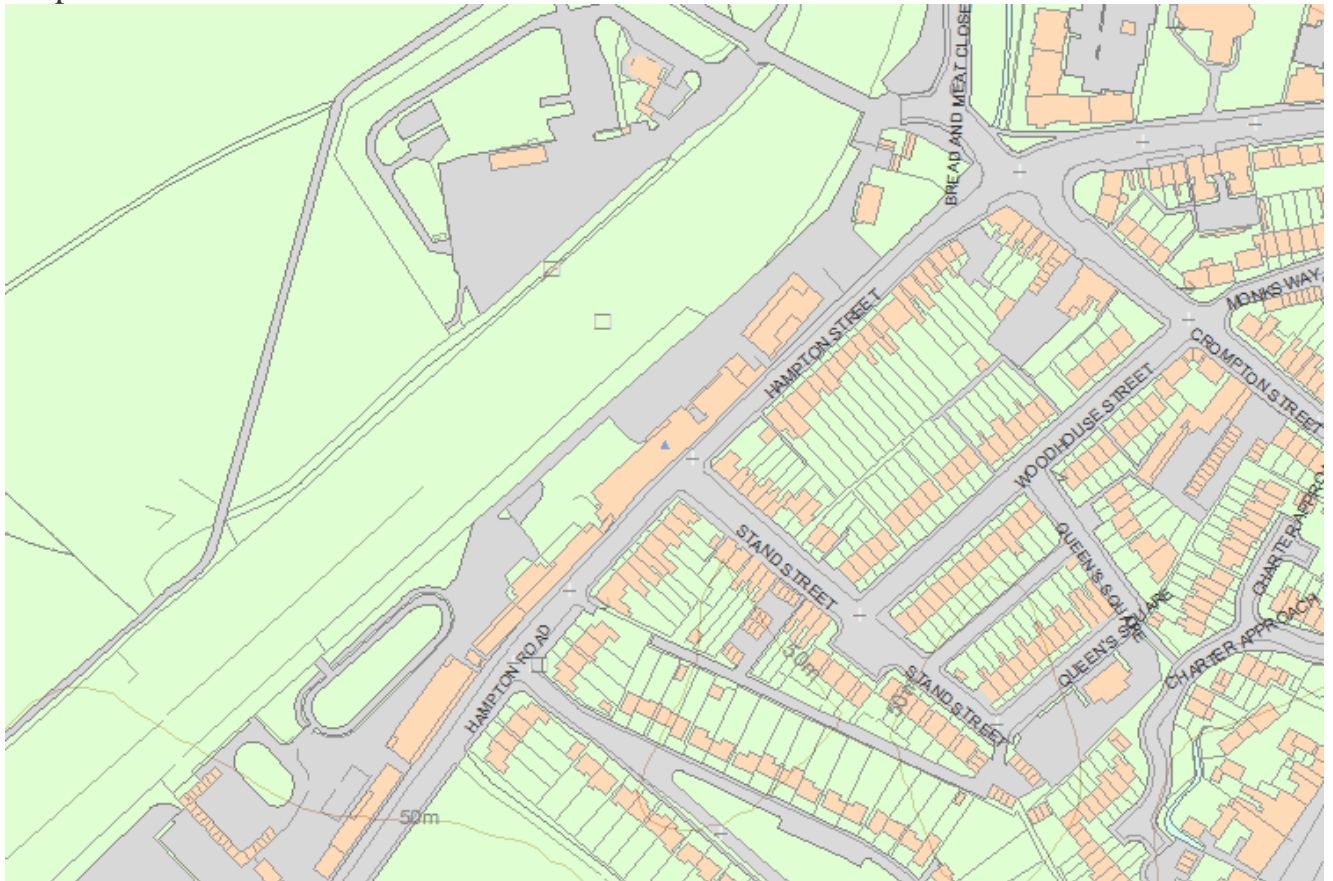
Listing NGR: SP2760064558

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27600 64558

#### Map



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## PAVILION AT NGR 42789 26480

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** PAVILION AT NGR 42789 26480



List entry Number: 1263388

## Location

PAVILION AT NGR 42789 26480, HILL CLOSE GARDENS

PAVILION AT NGR 42789 26480, LINEN STREET

The building may lie within the boundary of more than one authority.

County: Warwickshire

District: Warwick

District Type: District Authority

Parish: Warwick

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Aug-1994

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 307719

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

The following building shall be added:-

WARWICK SP2764 LINEN STREET 811-0/8/10006 Hill Close Gardens: Pavilion at NGR 42789-26480

GV II Detached town garden pavilion. Circa 1870-80. Red brick with some, stone dressings. Steeply-pitched plain tile roof with gable to front and rear, the front with pierced wavy bargeboards, the rear gable has brick stack. Small square 1-room plan building entered from the west front, over a basement entered from the right [south] side. 1 storey and basement. Gabled west front with central round-headed doorway with semi-circular fanlight, keystone and stone imposts shared with flanking narrow round-headed windows with stone cills and patches of render below. The jambs of the doorway and windows are chamfered. The steps up to the door, the door and the sashes are missing. South side has cambered arches to basement doorway and window. INTERIOR: The matchboarding on the walls, the chimneypiece and the ceiling are

partly missing. Hill Close Gardens were established in about 1846 as pleasure garden allotments and by 1877 there were 37 garden plots. They were laid out as detached gardens for town houses without gardens. SOURCES: Lambert, David. Study of Detached Town Gardens commissioned by English Heritage, 1994. Warwickshire Gardens Trust, Hill Close Gardens Preliminary Report.

Listing NGR: SP2788964805

### Selected Sources

Books and journals

Lambert, D, Study of Detached Town Gardens, (1994)

Other

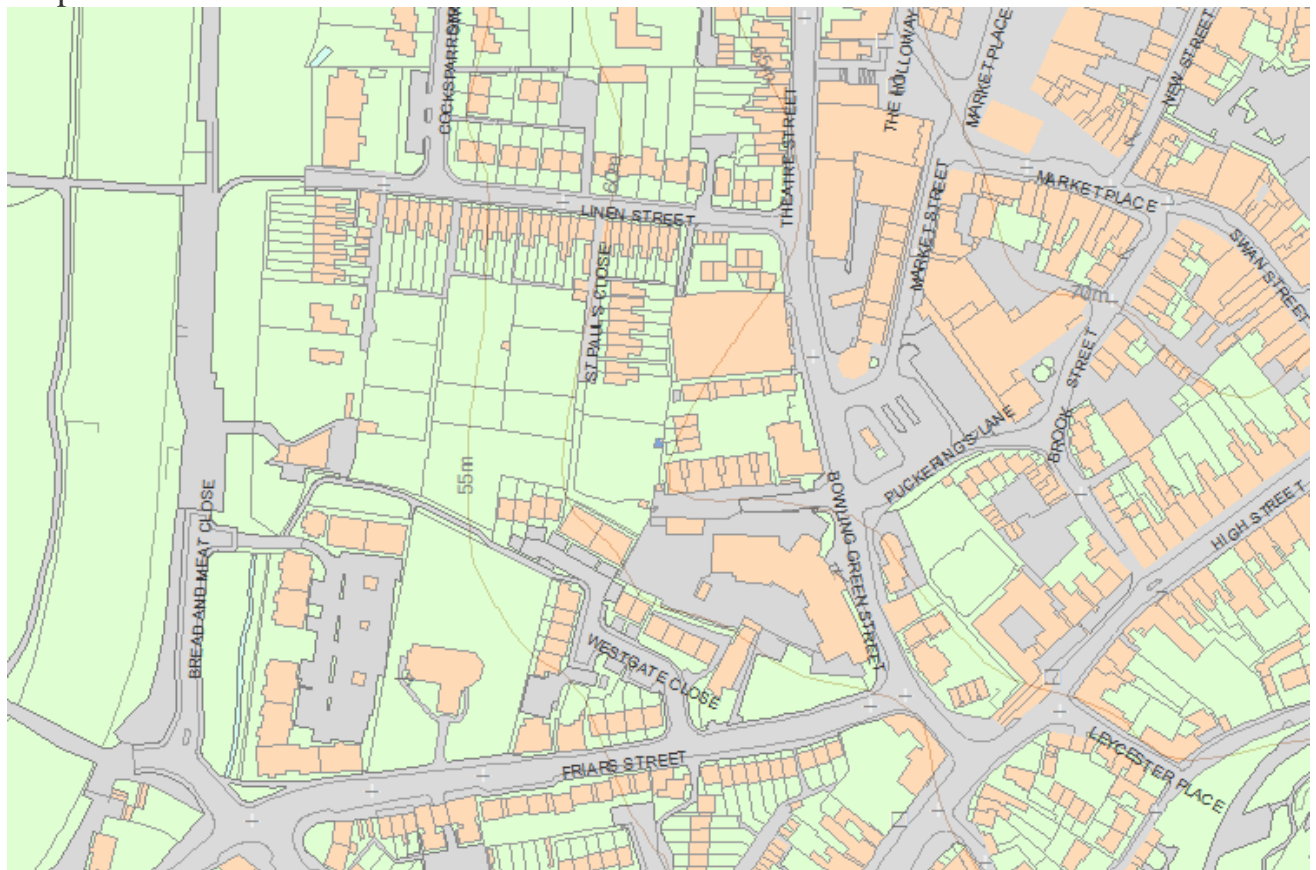
Hill Close Gardens Preliminary Report,

Register of Parks and Gardens of Special Historic Interest in England, Part 42

Warwickshire,

National Grid Reference: SP 27889 64805

### Map



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## THE SEVEN STARS PUBLIC HOUSE



## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** THE SEVEN STARS PUBLIC HOUSE

**List entry Number:** 1035459

## Location

THE SEVEN STARS PUBLIC HOUSE, FRIARS STREET

The building may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

**Parish:** Warwick

**National Park:** Not applicable to this List entry.

**Grade:** II

**Date first listed:** 19-Mar-1973

**Date of most recent amendment:** Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System:** LBS

**UID:** 307451

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

1. 1781 FRIARS STREET

The Seven Stars Public House SP 2764 8/444

II

2. C18 front of colour washed brickwork. Old tiled roof. 2 storeys, corbelled brick cornice. 3 windows, 2 sashes, first floor glazing bars, ground floor cambered arches. Modern flush casement on left of first floor. 3 doorways. 1 on left now window, all with narrow panelled pilasters, friezes, cornices.

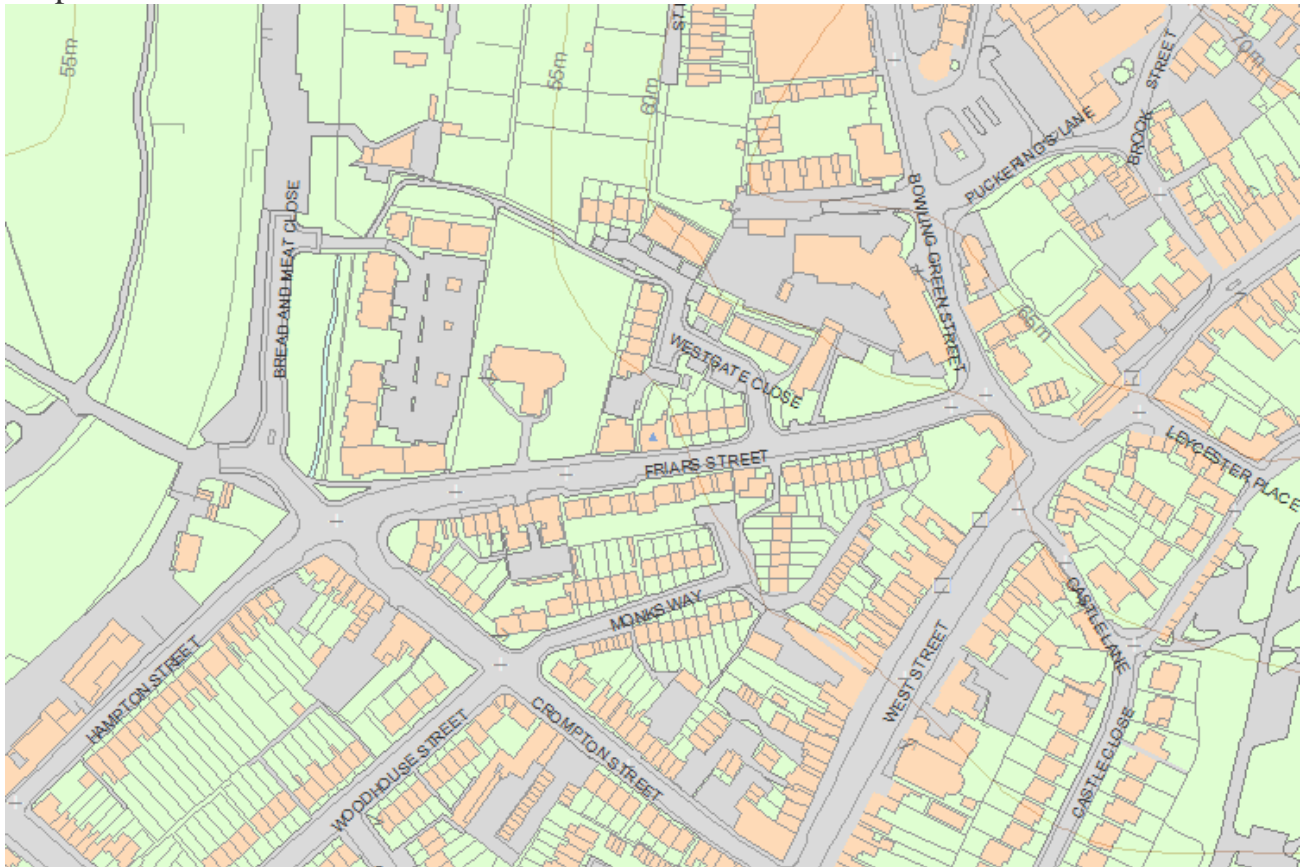
Listing NGR: SP2785564693

## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27855 64693

## Map



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# HILL CLOSE GARDENS

## List Entry Summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

**Name:** HILL CLOSE GARDENS

**List entry Number:** 1001285

## Location

The garden or other land may lie within the boundary of more than one authority.

**County:** Warwickshire

**District:** Warwick

**District Type:** District Authority

Parish: Warwick

National Park: Not applicable to this List entry.

Grade: II\*

Date first registered: 01-Dec-1994

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens

UID: 2307

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Garden

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

A group of mid C19 detached urban pleasure gardens which retain several C19 summerhouses.

## HISTORIC DEVELOPMENT

In the late C18 and early C19, many larger towns had groups of small rented gardens forming a ring around the densely developed town centre. These pleasure garden plots were typically subdivided by hedges into individual gardens of between an eighth and a sixth of an acre. The gardens were laid out for ornament and the comfort of the owner and were used to grow a mixture of productive and ornamental plants (Lambert 1994). The expansion of towns in the C19 destroyed the majority of the C18 rented garden sites, but a number of gardens of similar size and function were laid out in the first half of the C19, including Westbourne Road Leisure Gardens, Edgbaston, Birmingham (qv). A national survey (Lambert 1994) has indicated that very few of these sites survive either in their original form or, indeed, at all.

In the early C19 Warwick was hemmed-in by Warwick Castle and Castle Park (qv) to the south, the Common to the west, the grounds of Warwick Priory to the north, and St Nicholas' Meadow to the east, which restricted the expansion of the town. This resulted in much in-filling of the town centre and consequently a need for gardens on the edge of the town for those able to afford the c £100 (£50 for the freehold and about the same sum for fittings left by the previous owner) needed to acquire such an amenity. The addresses of the occupants of the Hill Close Gardens in the C19 are predominantly in the part of the town where the degree of in-filling was greatest

(Hodgetts 1994).

Before its development as gardens, the site was a field, Hilly Close, on Linen Hill, bounded on the north by Linen Lane (now, 2000, Linen Street), on the east by the gardens of houses in Cocksparrow (now Bowling Green Street), and on the west by the Common Brook, with further fields to the south. In the later C18 it seems to have belonged to William Wilson. The Close was first divided into gardens in 1845, by Edward Wilson of Exhall, making it one of several similar plots of gardens around the town. By 1851 the site has been named Hill Close Gardens, and the eastern side had been laid out with a service lane running south from Linen Street, off the eastern side of which were nine plots, and to the west, in two rows a further four plots, making a total of thirteen plots. The west side of the Close was still pasture but the fields to the south had become gardens and the churchyard of St Paul's church. The Common Brook had been realigned a little to the west, along its present course, although a small stream still ran at the foot of the hill (ibid).

In the 1860s, the whole Close was put on the market. An advertisement in the Warwick Advertiser (14 July 1864) refers to the sale by John Margetts of 'highly valuable building or garden land ... subdivided and let in 35 lots as garden ground, the whole 4a 3r 2p'. Through the sale, the land came into the ownership of Mark Philips of Welcombe, Stratford-upon-Avon. By this date the division of the gardens was complete, making a total of thirty-two plots surrounding the churchyard on three sides. This had involved the construction of two further lanes running south off Linen Street, parallel and to the west of the original access lane. Following the sale, most of the gardens were sold off as individual units until by 1877, only six still belonged to the Welcombe estate. This division of freehold made development of the site difficult (ibid)

The basic layout of the site remained unchanged until the early C20 when some housing development, St Paul's Close and St Paul's Terrace, encroached. This resulted in the loss of eight plots along the northern edge of the site, the previous layout of the gardens being reflected in the development. Additional stabling for the race course replaced the two plots in the south-east corner of the site in the mid C20, and caused a slight modification of the boundary of the adjacent garden to the north. This reduced the number of plots to the nineteen which exist today (2000).

In the 1970s the freehold of the gardens, with the exception of the three eastern plots adjacent to the Bowling Green Hotel (later the Westgate Hotel), was gradually acquired by Warwick District Council for a housing and car-parking scheme; the gardens became almost entirely uncultivated. Planning consent for the housing lapsed in 1994 and, as a result of community interest, the District Council encouraged volunteers to undertake the clearance of the site, and a restoration plan was commissioned in 1997-8. One of the plots and a summerhouse adjacent to the former Westgate Hotel was restored for a television programme in 1999. Today (2000) the site remains in divided ownership, the majority belonging to the local authority.

The survival rate for this type of site is extremely low, with most examples having disappeared under built development. Where they do survive, it is generally as allotment sites with hedges and buildings removed.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Hill Close Gardens are situated c 160m south-west of the centre of Warwick, to the south of Linen Street, an early C20 residential street which leads west from Bowling Green Street to Warwick Race Course on Lammas Field. The c 1.25ha site comprises nineteen individual plots containing an average of 500 square metres which are now (2000) divided by hedges of hawthorn, holly and privet, brick walls and iron railings. It is likely that all plots were originally enclosed by hedges, although individual ownership from the 1860s led to a greater diversity of boundary treatment. Today the majority of the site is enclosed by green-painted metal security fencing c 3m high. The eastern plots which remain in separate ownership are enclosed to the north by a property in St Paul's Terrace, and to the south by the race course stables. To the east, these plots are today enclosed by temporary fences which separate them from the Westgate Hotel which is the subject of redevelopment. The site occupies a west-facing slope which falls from the eastern boundary to the Common Brook which forms the western boundary. From the higher, eastern plots there are extensive westerly views across the race course and properties in Linen Street to agricultural land west of Warwick.

**ENTRANCES AND APPROACHES** The site is today (2000) approached from a service lane which leads c 50m south from Linen Street at a point c 30m east of its junction with St Paul's Terrace to reach a pair of wide, late C20 green-painted metal gates. Similar late C20 metal gates lead into the opposite end of the service lane from an area of open space, Bread and Meat Close, to the north-west of St Paul's church, which is approached from Friars Street (the A4189 road) c 130m south of the site. There is a further passage leading from Linen Street to a pedestrian gate in the perimeter fence at a point opposite the junction of Linen Street with Cocksparrow Street. A pedestrian gate from St Paul's Close gives access to the plots in the north-east corner of the site, while the eastern plots which remain in separate ownership from the remainder of the site are approached from a gate at the southern end of St Paul's Close. This leads to a service lane which extends c 40m south on the axis of St Paul's Close.

**GARDENS** The garden plots are arranged in five blocks of various length which run from north to south. Service lanes or paths separate the three western blocks, while a further service lane runs between the two most easterly blocks. Plots in the second and third blocks from the east share a common boundary, and are not separated by a path. Late C20 clearance of undergrowth on the site has revealed many of the boundary hedges of hawthorn, privet and holly which enclosed the gardens, together with a C19 brick wall to the east of plot 25 and C19 spiked iron railings to the north of plot 12. The gardens retain a collection of mature standard fruit trees, some of which are of C19 origin, while some new fruit trees have been planted (late C20) on cleared plots in the positions of trees indicated on the 1886 OS map. A large mature vine is trained on metal posts and wires parallel to the southern boundary of plot 25.

Clearance has revealed the late C19 path layout in some gardens (plots 17, 18), while elsewhere the late C19 path layout is now (2000) in the process of reinstatement. The southern half of plot 19, adjacent to the southern boundary of the site, is today used as a nursery area, with the remains of a late C19 or early C20 range of brick and timber glasshouses and frames surviving on the west side of the plot. Some 10m south-west of

the western entrance to the site from Linen Street, a mid C20 metal and timber shed is today used as a garden office, while further mid and late C20 sheds stand on plots 23 and 24 which have remained in continuous cultivation to the present day. Today only the most western group of gardens, plots 29(31, remain in an overgrown condition.

Eight brick-built summerhouses of various designs survive on the site. Of these, that on plot 18 dates from before 1851 (Board of Health map), and four on plots 7, 17, 19 and 25 from before 1866 (plan annexed to 1866 deed; three are listed grade II). Two further late C19 summerhouses are shown on the 1886 OS map (that on plot 5 listed grade II), while a further building was constructed c 1900. All the summerhouses occupy sites at the eastern end of their plot, so exploiting views across the race course and Common. The summerhouses were decorative buildings, equipped variously with fireplaces, stoves, gas lights, and, in one case, a 'patent earth commode'. The remains of two other buildings survive comprising a mid C19 brick bothy and a late C19 or early C20 brick-built pig-sty on plot 16.

Two C19 inventories show that the Hill Close Gardens had a recreational as well as a productive role, and this continued into the 1920s, although during the early C20 the growing of vegetables had increased in importance. This process was encouraged by the Dig for Victory campaign during the Second World War, and austerity during the 1940s and early 1950s. Today (2000) the gardens as revealed through late C20 clearance and reclamation closely reflect the layout shown on the 1886 OS map with summerhouses of various designs, mature fruit trees, complex path systems and terraces.

## REFERENCES

Warwick Advertiser, 14 July 1866; 5 January 1878; 16 March 1878; 30 March 1878  
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Maps Warwick Castle Estate Plan, 1786 (Warwickshire County Record Office)  
Warwick Castle Estate Plan, 1806 (Warwickshire County Record Office) Board of Health Map for Warwick, 1851 (Warwickshire County Record Office) Plan annexed to Deed of 1866 (CR2818), (Warwickshire County Record Office) Preliminary Masterplan for Hill Close Gardens, (Plinke Landscape 1998)

OS 6" to 1 mile: 1st edition published 1887 2nd edition published 1905 3rd edition published 1926 1938 edition OS 25" to 1 mile: 1st edition published 1886 2nd edition published 1905 3rd edition published 1925

Archival items Valuations of gardens and associated fittings and fixtures at Hill Close Gardens, 1878-1920 (CR2433/31), (Warwickshire County Record Office) Photograph, aerial view of Hill Close Gardens from the south-west, 1927 (private collection)

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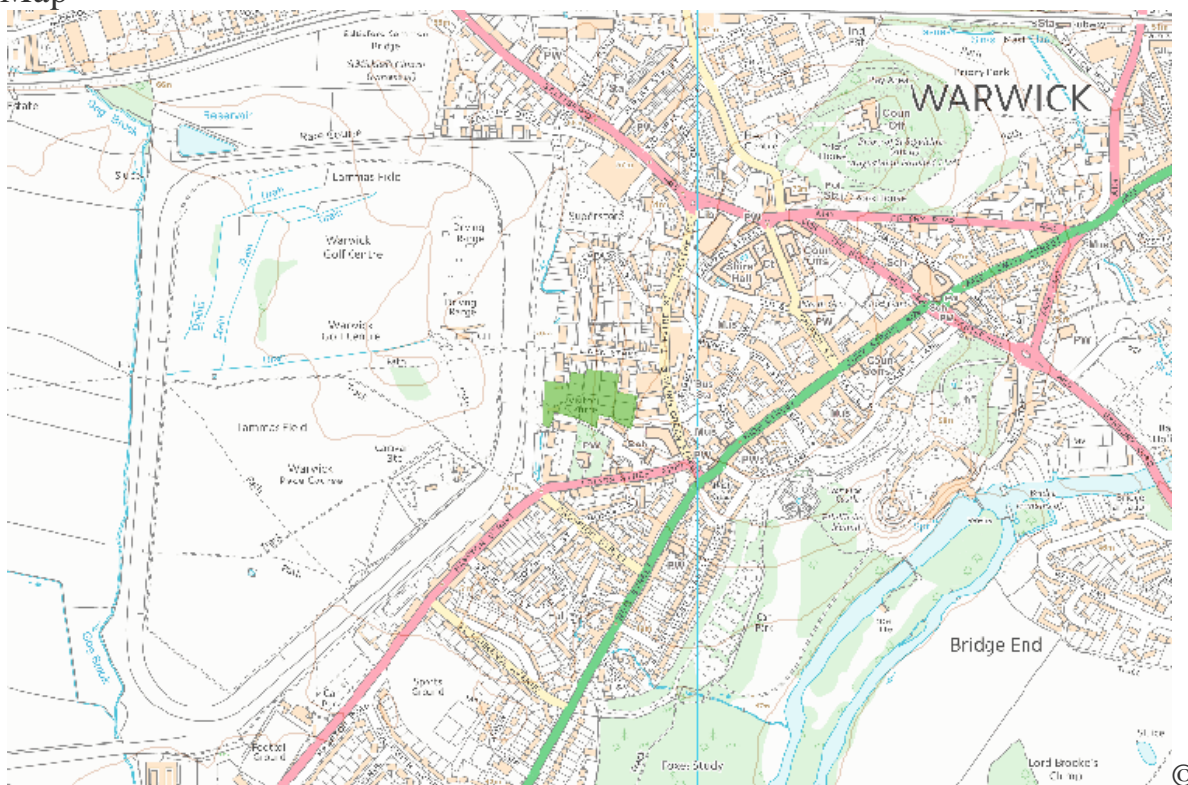


## Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SP 27814 64822

## Map



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## Listing Text

811/8/445 FRIARS STREET

19-MAR-73 (North side)

Church of St Paul

(Formerly listed as:  
FRIARS STREET  
Church of Saint Paul)

II

Begun 1824 as a cemetery chapel (now the south transept). Nave and chancel added 1842-4 by R.C. Hussey of Birmingham.

MATERIALS: Limestone ashlar, slate roofs.

PLAN: T-shaped plan, the down-stroke (now the south transept and main entrance) formed from the cemetery chapel of 1824. Nave with apsidal chancel forming the

cross-stroke. The four bays of the nave west of the south transept are now partitioned off as a hall.

**EXTERIOR:** The south transept gable end faces the road. This is in the Tudor Gothic style popular in the 1820s, and has a solid parapet with moulded strings, and diagonal buttresses at the angles. The entrance door has a four-centred arch with hoodmould, and above it a two-light window with Y-tracery. Over this again is a datestone, 1824, with a turreted gatehouse, the emblem of the town of Warwick. The east and west sides of the transept have three-light Tudor windows with one transom and a little cusping in the heads of the lights. Hussey's nave addition of 1842-4 is in the Early English style, with uncusped lancets, buttresses with shallow set-offs, and no parapet. The roofs are low, giving a chapel-like appearance. The north side is of seven uninterrupted bays, the south has four bays west of the south transept. In the return east of the transept is an unusual square bell-turret with pyramidal spirelet. The east end is a three-sided apse, unusually broad, with three grouped lancets in the centre bay.

**INTERIOR:** The surprisingly spacious interior was reordered in 2000 to the designs of John Bowen of Kelly & Surman, architects of Birmingham. It is generally plain, the wall surfaces painted and rendered. The south transept serves as the main entrance, with internal partitions to create two vestries flanking a central entrance corridor (all of 2000). The corridor opens out into a vestibule behind a triple arcade (Hussey, 1842-4) linking the transept with the nave. The piers are of quatrefoil section, supporting steeply pointed chamfered arches. The nave is dominated by the dark-stained timber open roof, with hammerbeam trusses. The spandrels in the trusses framing the sanctuary are infilled with open arcading, and the ends of the hammerbeams have gilded and painted shields, except over the sanctuary where the shields are replaced by gilded angels. The west end of the nave was partitioned to form a hall in the late C20, using light stud partitions backed by storage cupboards. A balcony was created against the west wall.

**PRINCIPAL FIXTURES:** Three-light east window with attractive and richly-coloured glass signed by Holland of Warwick, 1849. Good late C19 glass in the west gable rose window, and some smaller panels of similar glass in the hall. In the nave (north side) a First World War memorial light, and two lights by Jane Gray, 1992. Some ex-situ fittings retained: oak pulpit with rich Perp decoration, perhaps c. 1900-30. Plain octagonal font with quatrefoil panels, probably of 1842-4. The reordering of 2000 introduced upholstered chairs and carpeted floors.

**HISTORY:** By the early C19 there was significant population growth around the industries that grew on the western fringe of the town, and the churchyards of both St Mary and St Nicholas were full. To meet this need, the Revd. Thomas Cattell gave land for a new burial ground north of Friar Street in 1824. The ground was consecrated on July 23, 1824 and a chapel (unusually large for such buildings in the 1880s) completed later in the same year. The cost of walling the area and building the chapel was over £2,000, paid for by the Corporation. In 1842, a new Anglican church was proposed, to be achieved by enlarging the cemetery chapel. Hussey began work on November 8, 1842 and the completed church was consecrated on July 26, 1844 by the Bishop of Worcester. The parish of St Paul was formed out of the western part of St Mary's parish. Alterations were reportedly made in 1889. The

architect R.C. Hussey (1802-87) was in partnership with Thomas Rickman from 1835, and took over the practice in 1838 as Rickman's health failed.

#### SOURCES:

Pevsner, N, and Wedgwood, A, Buildings of England: Warwickshire (1971) 451-2  
Victoria County History, 'A History of the County of Warwick: Volume 8: The City of Coventry and Borough of Warwick' (1969) 522-535

Warwickshire Record Office, DR0415/58; St Paul, Incumbent's Papers - 'Account of Richard Charles Hussey for the building of the new chapel in the Burial Ground from 8 November 1842, December 1844'

#### REASONS FOR DESIGNATION:

The Church of St Paul, Friars Street, Warwick, is designated at Grade II for the following principal reasons:

- \* A C19 church providing good evidence of the growth of Warwick outside its medieval boundaries
- \* A Tudor Gothic style burial ground chapel of 1824, now forming an exceptionally big transept to the later church
- \* Enlarged 1842-4 by R.C. Hussey (formerly of Rickman & Hussey), in a plain but serviceable Early English Gothic Revival style
- \* Good quality stained glass in the east window by William Holland of Warwick, and other glass of good composition and colour by unknown makers

*This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.*

*Source: Historic England*