

# Warmley House Gardens

## Character Assessment: \_\_\_\_\_

Warmley House, Champion's former home, is now a private nursing home whilst the adjoining gardens which he created are used as public open space. Many of Champion's unusual garden features remain and provide a sense of mystery as one walks around the garden. These features are interesting as they incorporate the use of recycled material from Champion's works such as clinker and slag blocks. However, many of the walls and structural features such as the Grotto and Echo Pond are in need of repair and maintenance. The gardens are now surrounded by modern development which impinges on the historic setting, and any further development will need to be carefully controlled. The former lake for example, has been drained and is now partially occupied by a trailer park which detracts from the appearance of the garden. The use of planting to screen adjoining modern development would be of benefit.

Within the garden there are many mature trees which add to its attractive character and give visual interest such as along Laurel Walk. However, many of the trees are nearing the end of their life and will need replacing.

The site is currently rather fragmented without clear links between the various features and the adjoining 18th century industrial buildings. Landscaping proposals should seek to increase the coherence of the site by enhancing and establishing links between the various parts of the site and by framing and protecting important views and vistas.

## Enhancements / Management Guidance \_\_\_\_\_

Warmley gardens is a registered historic garden and an example of an 18th century industrialist's garden. It is important that any landscaping proposals or other alterations within the gardens are considered in relation to the historic and archaeological context whilst enhancing what remains today to create new pleasure grounds.

- ▶ protect and maintain existing historic features, buildings, garden layout and restoration of water features ie. Echo Pond and the leat / canal
- ▶ protect and maintain existing trees and introduce a planned strategy of new tree planting within the gardens to act as future replacements for existing mature trees.
- ▶ protect important views / vistas within the garden and also views to the setting beyond ie over the school playing fields and enhance by appropriate parkland planting.
- ▶ enhancement measures to reinforce the historic character and redevelopment of lost sections of garden along with the integration of new uses required of the site.
- ▶ scheme of planting to screen, soften and reduce the impact of surrounding modern development which impinges on the garden setting. The provision of carefully designed structural planting adjoining the Summerhouse boundary would help to reduce the impact of the modern extensions but retain views of the historic building.
- ▶ improve links in and around the garden eg. to the Clocktower, Windmill Tower Building and Tower Road North. Provision of pedestrian bridges over Siston Brook to improve accessibility to the site and provide circular routes.
- ▶ improve privacy and security along the boundaries with the provision of attractive and robust landscaping i.e. to the rear of houses on Tower Road North and Kingsway Trailer Park.
- ▶ restoration and enhancement work within the gardens must be of high quality and take account of the historic context.
- ▶ development on adjoining land which would detract or impinge on the setting of the garden and historic buildings will be resisted.

## WARMLEY CONSERVATION AREA

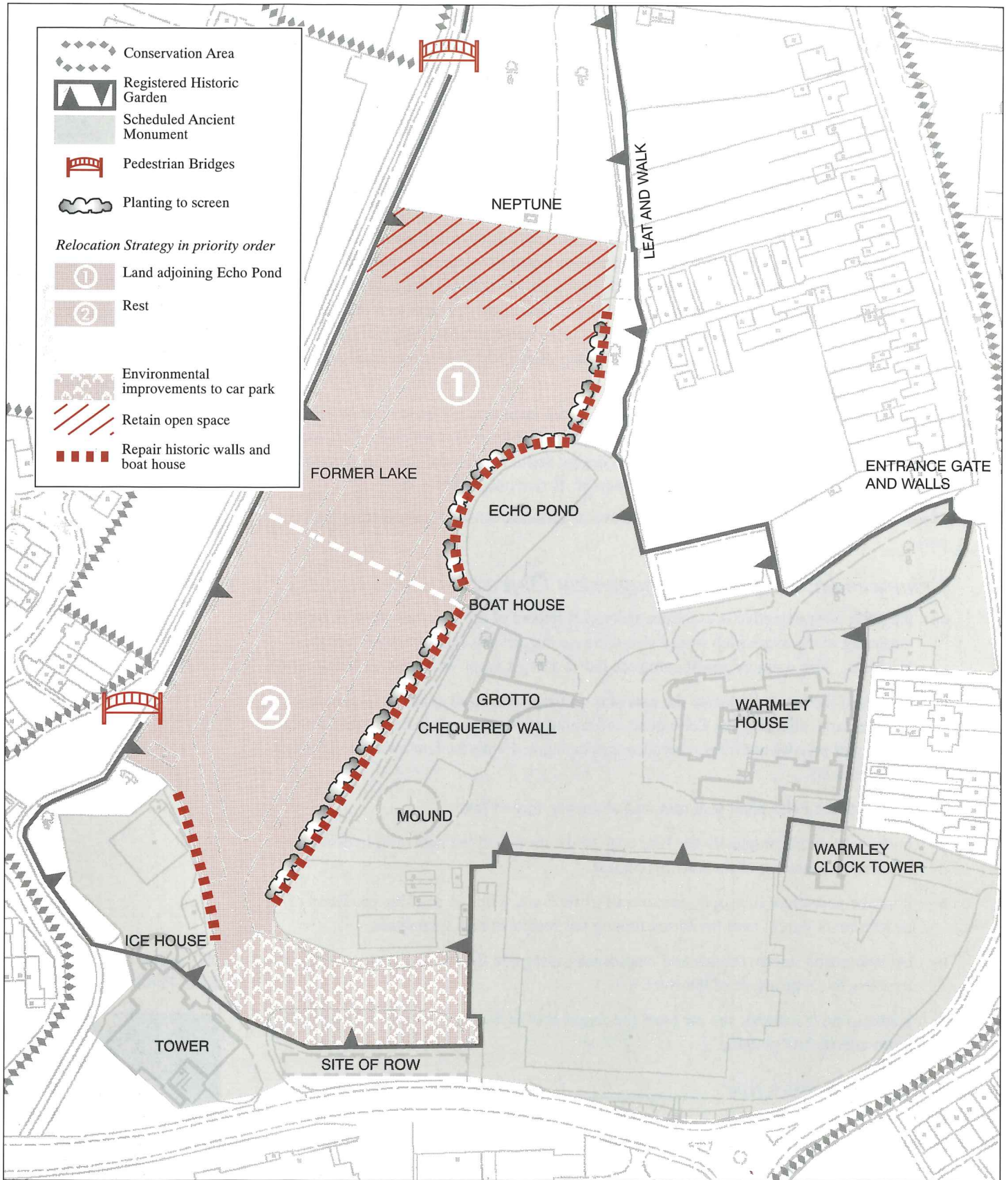
### MANAGEMENT GUIDANCE

## No. 1 Warmley House Gardens

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*Warmley House overlooking the gardens.*





# The Kingsway Trailer Park - The former Lake

## Character Assessment:

The lake once covered an area of 13 acres stretching from the Summerhouse in the north to the Dalton Young Complex in the south. The lake was created by damming Siston Brook to act as a reservoir to supply the zinc and brassworks. It was also an important part of the garden layout with Neptune strategically placed standing on an island in the middle, to provide a focal point from the house.

The lake has since been drained and the southern part is now partially occupied by a caravan park. Along the western side of the site is Siston Brook which flows in a cutting at a lower level, whilst to the north is the statue of Neptune, the tree nursery and Summerhouse. The caravan park (and associated parking area) through its separately distinguishable use helps in the identification of where the lake used to be. Views from Neptune towards the Dalton Young Tower to the south and to the Summerhouse to the north give an indication of its size. The site currently holds approx 72 caravans many of which are visible from Warmley gardens and detract from the historic character and setting. The adverse visual impact of the caravans and their associated clutter is particularly pronounced in views by the Echo pond and also alongside the brook. There is also some concern that the boundary walls to the gardens, echo pond and former lake are being damaged by the close proximity of the caravans.

The statue of Neptune stands 30 feet high, a giant and incongruous figure of concrete and clinker, adjoining the open space at the northern end of the caravan park. This unusual feature is an important element of the garden design and it is essential that the grassed area to the front is protected to enable an appreciation of its size and to retain views.

Good views of Warmley House rising up above its grounds can be obtained from the caravan park.

## Enhancement Strategy / Management Objectives

- ▶ the short term objective is to reduce the visual impact of the caravans through better screening of the site which would also increase the privacy and security of adjacent residents. This includes maintaining the laurel along Laurel Walk at head height (2m).
- ▶ to seek to reduce and relocate the caravans on the site so as to enhance important views - particularly adjoining the Echo pond and statue of Neptune. It is hoped that a phased strategy of priority areas for relocation can be agreed with the landowner and caravan park residents.
- ▶ repairs to the Echo pond wall and wall alongside former lake.
- ▶ investigate archaeologically the lake edge to the north and the dam wall to provide a better understanding of the historic context.
- ▶ improve pedestrian links with the overall historic site with the possible provision of pedestrian bridge(s) over the brook linking the footpaths and open space.
- ▶ environmental improvements and landscaping alongside the river to screen caravans and improve the appearance of the river.
- ▶ landscaping to enhance the car park and removal of leylandii trees and replacement with more appropriate planting

## Long Term Objective

- ▶ is to acquire the site (or part of it) to enable the restoration of the site as part of the Warmley Historic Gardens with links to the proposed museum complex. It is hoped that the lake (or part of the lake) could then be reinstated. This would enhance the coherence of the site and be a major benefit to this national historic site.
- ▶ Any such reduction or transfer of caravans would need to be done with the full agreement and involvement of the existing landowner and caravan park dwellers. Funding for the restoration of the lake and relocation of the park would be through a lottery application.

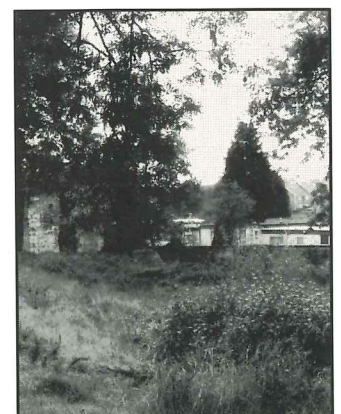
WARMLEY  
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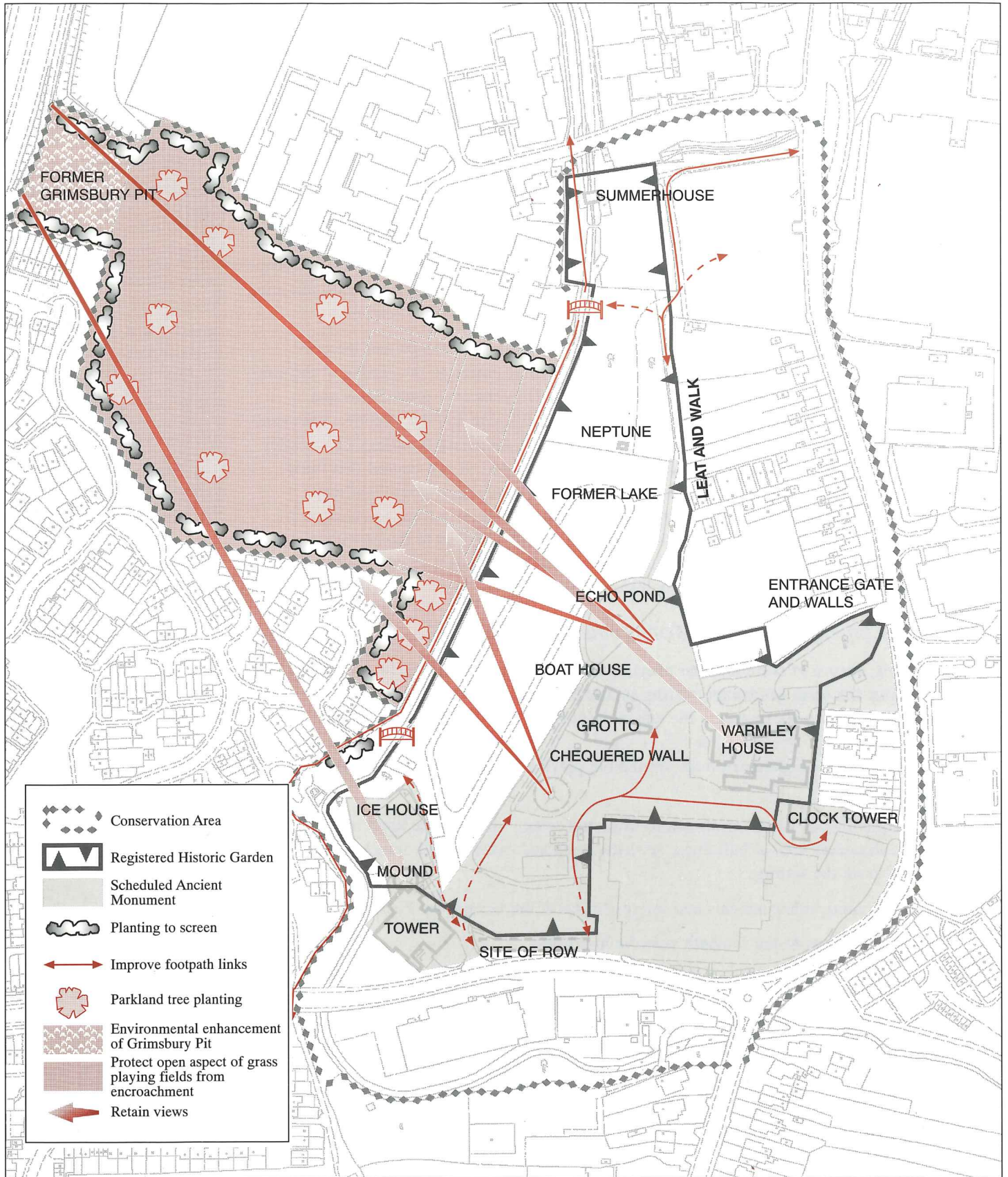
MANAGEMENT  
GUIDANCE

## No. 2 Kingsway Trailer Park

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The trailer park adjoining Echo Pond and Boathouse*





# The Grange School playing fields and Grimsbury Pit

## Character Assessment: \_\_\_\_\_

The Grange School playing fields rise upwards from the west side of Siston Brook towards the former Grimsbury Pit and the conservation boundary alongside the Avon ring road. The Grimsbury Coal Pit would have originally supplied Champion with coal to power his works, however today the remains of the pit are largely overgrown and hidden from view. The adjoining Grange School playing fields are open in character and comprise mainly grass playing pitches, but with some hard surfaced courts by the brook along with associated security fencing. Around the edges to the playing fields are areas of modern development with housing to the south and school buildings to the north which impinge on the open character and historic setting.

Views in and out of gardens were an important landscape design feature of many historic 18th Century gardens and Warmley is no exception. The listed Warmley House was located to take advantage of its high position overlooking the surrounding landscape and the garden included features such as the 10 metre high mound and terraces adjoining the house and echo pond affording views over the former lake and landscape.

The open playing fields are a remnant of the former garden landscape and the only remaining open section which makes an important contribution to the setting of the conservation area. It enables views out from Warmley Gardens over greenfields and towards distant views of Grimsbury Farm, Cock Road Ridge and the skyline. The open aspect also allows attractive views towards the historic landmark buildings of Warmley House rising up above the trees and of the Windmill tower. It is essential that these views and the open setting are protected and enhanced. An appropriate landscape strategy should seek to encourage the planting of large specimen trees to enhance the 'parkland' setting of the gardens. There are also areas and edges to the playing fields where screen planting would be beneficial in reducing the impact of surrounding modern development which detracts from the historic character.

## Enhancement Strategy / Management Objectives \_\_\_\_\_

**The open nature of the southern playing fields should be retained to protect the views and the open landscape setting to and from the historic garden.**

The Council will seek to secure the enhancements to the playing fields:-

- ▶ the planting of specimen trees around the playing fields to promote a 'parkland character'.
- ▶ the planting of trees and shrubs to filter and screen views of the modern residential development, school buildings, security fence and caravan park which detract from and harm the setting.
- ▶ landscaping enhancements and interpretation of the Grimsbury Pit site.
- ▶ improvements to the footpath network and links.

**Where development is proposed for the playing fields then it will need to meet local plan policies including the detailed evaluation of alternative locations which would involve less harm to the character of the conservation area.**

Any proposal will further be considered against the following criteria:-

- ▶ the affect on the open green aspect.
- ▶ the affect of associated works (fencing, floodlighting, parking etc) on the open setting and character.
- ▶ the quality of the landscape achieved through development.
- ▶ the promotion of the enhancements identified above.

## WARMLEY CONSERVATION AREA

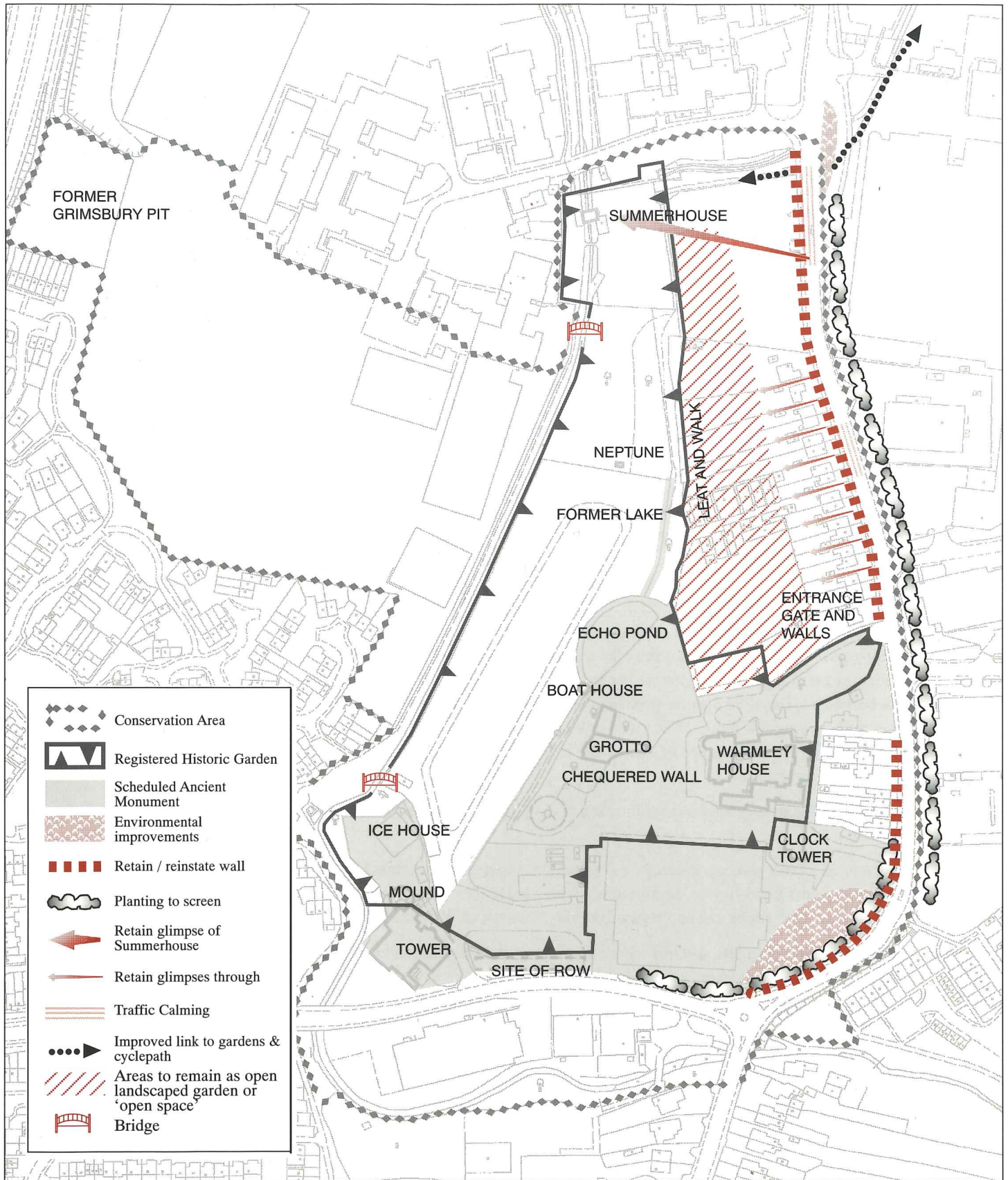
### MANAGEMENT GUIDANCE

### No. 3 The Grange School playing fields and Grimsbury Pit

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The important views over the school playing fields towards Warmley House.*





# Tower Road North frontage - the linear route

## Character Assessment:

Tower Road North forms the eastern boundary and one of the main access routes through the conservation area. It is a busy road and is characterised by a mix of residential and modern industrial development.

To the west of the road, alongside the vacant Mardon car park site (see separate guidance note), is a row of mainly semi-detached houses (98 -130 ). These date from the inter war period and have a pleasant rhythm but are of no special interest. The Warmley Gardens site is located to the rear but is hidden from view. However, many of the tall mature trees in Warmley Gardens are visible acting as a green backdrop to the houses and providing a clue to the presence of the gardens. There are also important glimpses through to the wooded area between the houses. A distinctive feature is the low stone wall with its triangular black slag coping along the frontage. This is an important characteristic of the conservation area. The wall is mostly intact (apart from the unsympathetic replacement at 120 & 128) and continues along the Mardon carpark site frontage. Similar walls are also found at Bitton and Kelston which also have links with Champion. The entrance to Warmley House with its high stone boundary wall, gates and gate piers and group of large mature trees provides an attractive feature. The road is narrower and feels more enclosed at this point due to the adjoining high wall and trees which also contributes to the visual interest. This provides an attractive contrast to the rest of the road which is more open in character. Between Warmley House and the Clocktower (at number 134-150) is a row of Victorian and Edwardian houses fronted by a stone boundary wall. It is thought these houses were built for the managerial staff of the Haskins Pottery Works which took over the use of many of Champion's original industrial buildings. These are attractive pennant stone dwellings and although some have been altered with the addition of unsympathetic modern windows, doors and extensions overall they still make a positive contribution to the character of the area. Lining the east side of the road, just outside the conservation area boundary, is a row of modern industrial buildings. The scale and design of these buildings and their associated parking areas mostly detract from the appearance of the conservation area. Furthermore, the layby and associated grass verge by the entrance to Mardon's has a particularly bleak appearance. This area would benefit from landscaping to screen and soften the impact of the buildings and to provide more enclosure and greenery to Tower Road North.

## Enhancements

This area would benefit from tree and shrub planting along the main road, which would help provide enclosure in the long term and unify the east and west sides of the road which may vary greatly in character. Large size species are needed to compliment the scale of the modern industrial buildings. The 1881 historic Ordnance Survey map indicates that trees were a prominent feature along this route. The visual cohesion of the conservation area would be improved by linking the existing line of trees in the school grounds trees at the school and at the entrance to Warmley House.

- ▶ environmental improvements and landscaping to the grass verge at the layby adjacent Mardon's
- ▶ more tree and shrub planting to screen and soften the impact of the industrial premises to the east of Tower Road North. Particular attention should be given to the screening of the industrial premises which can be viewed from the driveway of Warmley House.
- ▶ encourage tree (appropriate species) and shrub planting in front gardens to soften the impact of dwellings and to provide an avenue and enclosure.
- ▶ retain glimpses through to Warmley Gardens by discouraging side additions to dwellings or other development which would block views.
- ▶ retain boundary walls and encourage repairs. (Seek to reinstate more sympathetic wall to 128)
- ▶ improve links to the gardens and to the cyclepath to the north east and along the side of the brook.
- ▶ consider traffic calming measures to reduce traffic speeds, particularly by the school. Such measures will need to be low key and sympathetic to the character of the conservation area.
- ▶ it is likely some form of traffic calming will be required in conjunction with any adjoining development.
- ▶ Mardon's site - see design guidance.

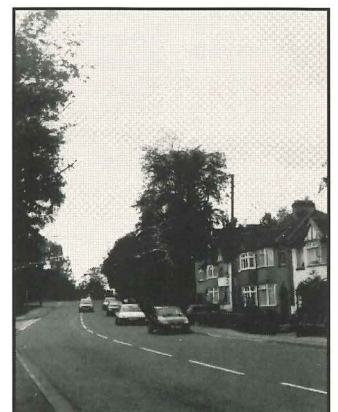
## WARMLEY CONSERVATION AREA

### MANAGEMENT GUIDANCE

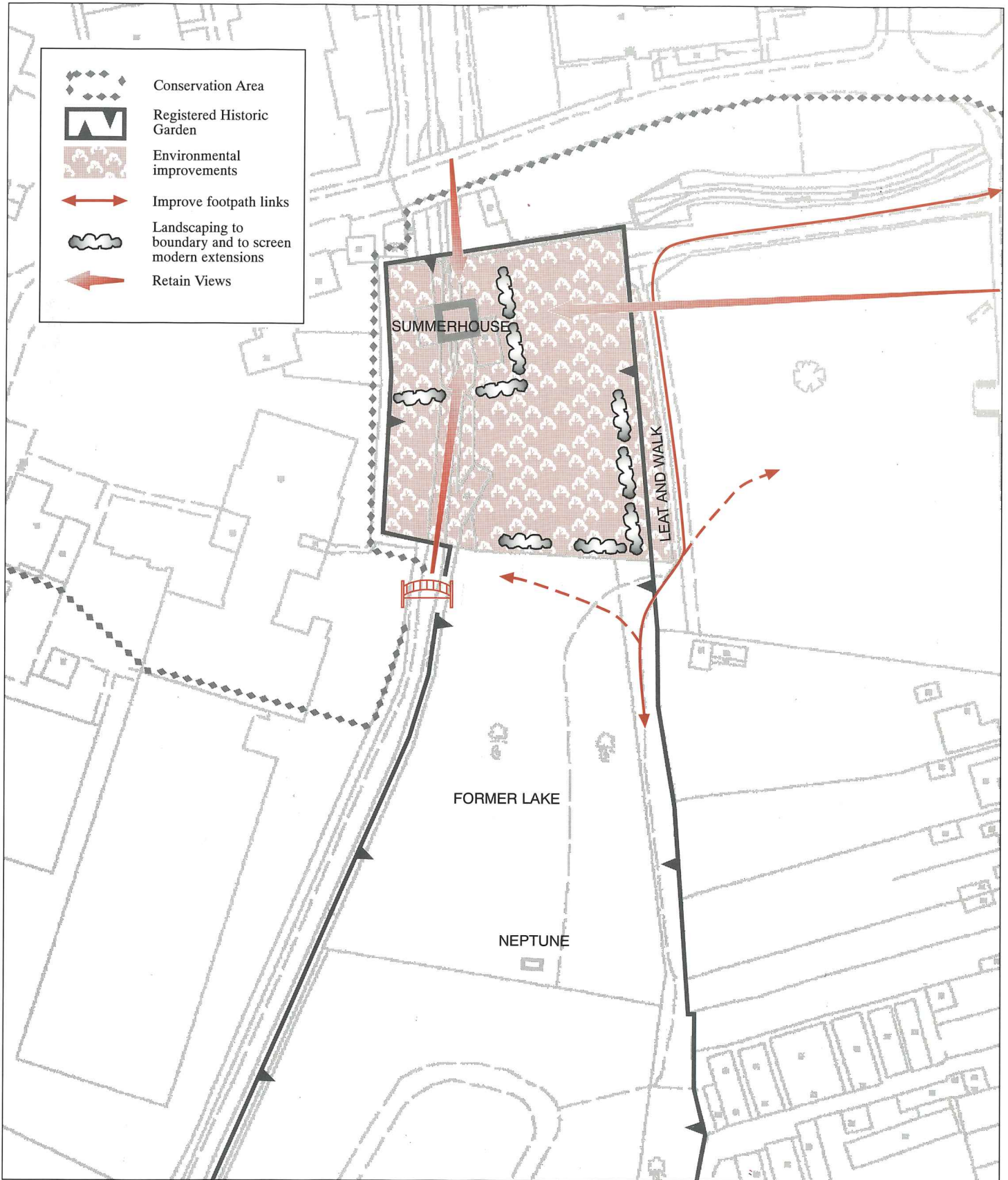
### No. 4 Tower Road North frontage - the linear route

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*Properties on Tower Road North with the distinctive stone wall to the front and trees in Warmley gardens forming a backdrop.*







# Summerhouse

## *Character Assessment:* \_\_\_\_\_

The Summerhouse is a grade II listed building which sits astride a stone arch located above Siston Brook at the northern entrance to the former lake. It is thought that it originally concealed a sluice to control the water level of the lake which supplied the works and also provided a grand and unusual feature which was visible over a wide area.

The two storey building is basically rectangular in shape apart from a projection in the middle of the north elevation. The south elevation is unusual being composed entirely of black slag blocks recycled from the industrial works. The other three sides are rendered but detailed with the distinctive black slag block quoins. The whole structure is crenellated giving a gothic effect which also supports the rococo character of the garden.

The Summerhouse is now privately owned and set in its own grounds, part of the former lake, which is fenced off from the rest of Warmley Gardens. It is used as a private dwelling and in the 1970's two modern flat roofed side extensions were added which detract from the historic character of this important building. Despite the modern additions, the building is still an unusual landmark amidst surrounding modern development.

The best views of the building are from the grounds of the adjoining school and also from Tower Road North. From within the Warmley Gardens site views are generally obscured by trees which have been planted in more recent times on the land between the statue of Neptune and the Summerhouse. A narrow path alongside the grounds to the east of the Summerhouse provides a link from the gardens to Tower Road North whilst another path on the west side provides a link by the Brook.

## *Enhancement Strategy* \_\_\_\_\_

- ▶ The Summerhouse (although privately owned) is still an important feature of the original historic garden. The enhancement strategy will seek to improve the setting of the Summerhouse in relation to the historic context.
- ▶ to consider the relationship of the Summerhouse to surrounding uses and the historic gardens as a whole. The landscape strategy will assess how changes to the landscaping within the surrounding area can be used to create, frame, screen and protect important views and vistas of the building so as to reinforce the integrity of the historic garden context.
- ▶ encourage appropriate planting or alterations which would reduce the impact of the modern extensions which harm its character.
- ▶ seek to ensure any further alterations are sensitive to the historic character of the building with regard to design, materials, detailing and scale. The small size of the building will make it particularly difficult to design any additions of an appropriate scale which would not harm its character.
- ▶ to ensure important views of the building are retained ie from Tower Road North across the Mardon's site, and from the school grounds.
- ▶ seek to reinstate the historic leat adjoining the Summerhouse.
- ▶ to enhance and improve existing footpath links ie. by path widening and landscaping.
- ▶ to create new footpath links ie with the school, to the cyclepath and pedestrian bridges over the brook.
- ▶ enhancements to the river adjoining the Summerhouse to give a more natural appearance using appropriate landscaping and materials.
- ▶ protect existing trees (where appropriate) within and around the grounds to the Summerhouse.

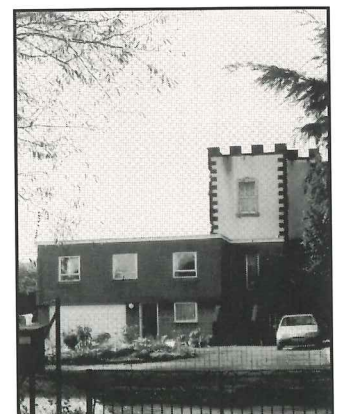
## WARMLEY CONSERVATION AREA

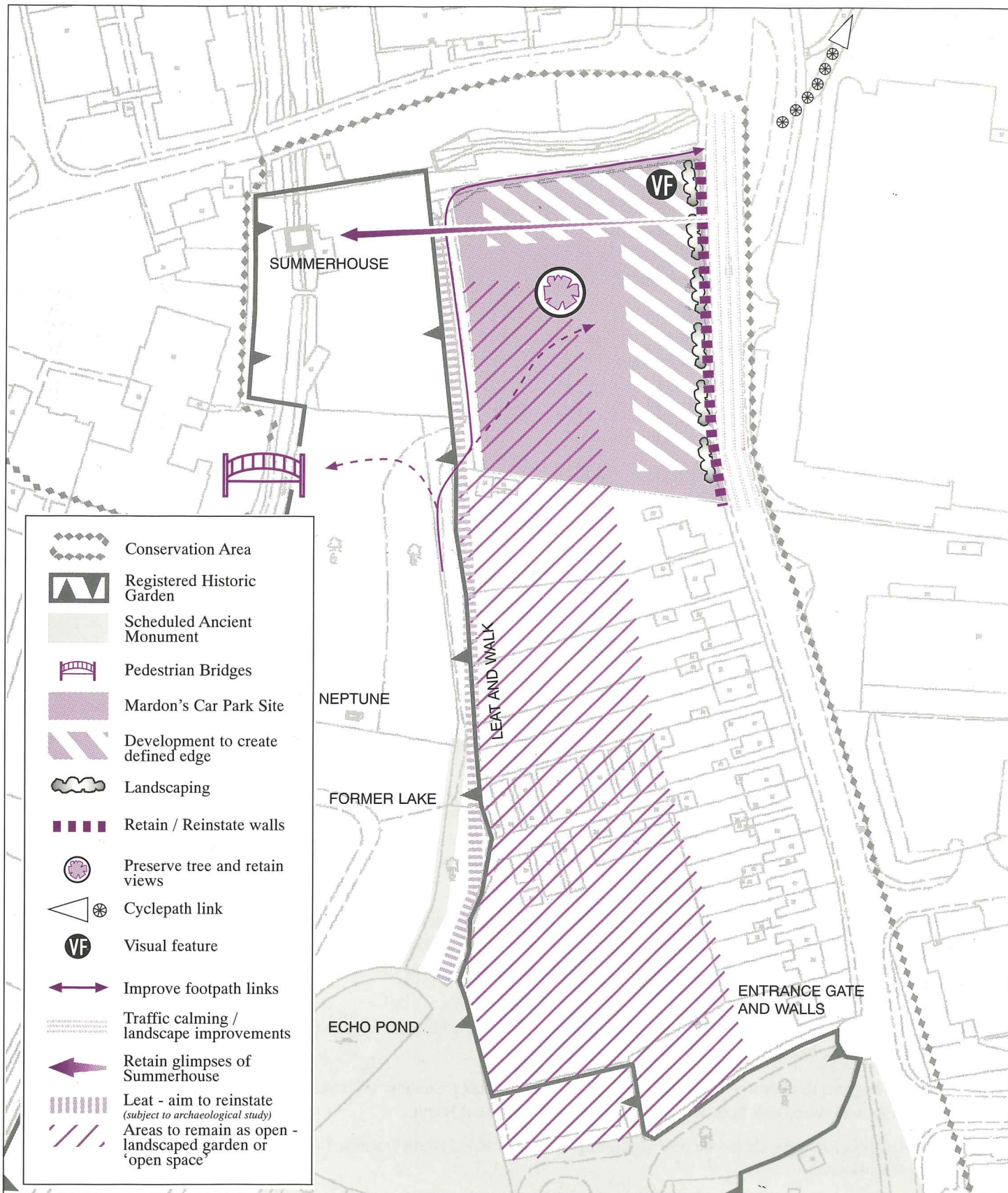
### MANAGEMENT GUIDANCE

### No. 5 Summerhouse

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The Summerhouse with its modern extensions*





# Mardon's car park adjoining 98 Tower Road North

## *Character Assessment:* \_\_\_\_\_

Mardon's car park site is situated in a prominent position on the west side of the busy Tower Road North at the entrance to the conservation area. Today the site is vacant, but originally it was probably part of the former homefield or pasture used for the grazing of horses which worked in the mill. Along the western boundary to the rear of the site was the elm walk and leat or canal which fed water from Warmley Brook into the Echo Pond and adjoining lake.

These water features however have now dried up and some encroachment of boundaries have occurred over the historic leat. Also to the rear of the site is Champion's gothic style castellated Summerhouse an unusual feature which is visible in views across the site from the main road. It is essential to protect the setting and retain views of the Summerhouse as it provides an important clue to the presence of the historic Warmley Gardens site. Another important feature along the road frontage, to this and adjoining sites, is the pennant stone boundary wall with its distinctive triangular black slag coping stones made from waste recycled from the industrial works.

In the middle of this largely open and hard surfaced site is a mature tree which is covered by a Tree Preservation Order for its amenity value. In addition there is some planting along the north and west side boundaries separating the site from the adjoining path which provides pedestrian access from Tower Road North to Warmley Gardens (and vehicular access to the Summerhouse).

## *Enhancement Strategy / Development Guidance* \_\_\_\_\_

Any development proposals for this site will be considered in relation to the historic context and the need to preserve and enhance the character and appearance of the conservation area and setting to the adjoining listed building. A major constraint is the need to minimise the impact of any new development on the setting of the historic garden.

- ▶ retain glimpses through the site to the historic Summerhouse beyond.
- ▶ safeguard tree from development and retain views.
- ▶ retain stone boundary wall along road frontage.
- ▶ provide an attractive visual feature to the north east corner of the site - this could be achieved by landscaping, a sculpture feature or well designed building.
- ▶ use of appropriate materials and detailing.
- ▶ improve pedestrian access to Warmley Gardens by better integration with footpath and cycle links to surrounding facilities and footpath network. For example, a pedestrian bridge over the Brook and a link through the main Mardon complex alongside Siston Brook to the cyclepath.
- ▶ any development should be built out to the north and east frontages in line with the existing Tower Road North development, with a feature to the north-east corner (see above). In contrast the south-west corner adjoining the historic garden needs to be kept open and landscaped so as to integrate with the historic garden.
- ▶ planting of large tree species to east and west boundaries and within site to give backdrop to views from Warmley House.
- ▶ enhancements to planting and historic features within Warmley Gardens ie restoration of the leat with water link from weir on east side of Tower Road North.
- ▶ more specimen trees should be provided along the Tower Road North frontage to provide more enclosure.
- ▶ traffic calming measures will need to be provided in conjunction with the development of the Mardon industrial complex to increase the safety of pedestrians, cyclists and other road users. Any scheme will need to be sensitive to conservation objectives.

## WARMLEY CONSERVATION AREA

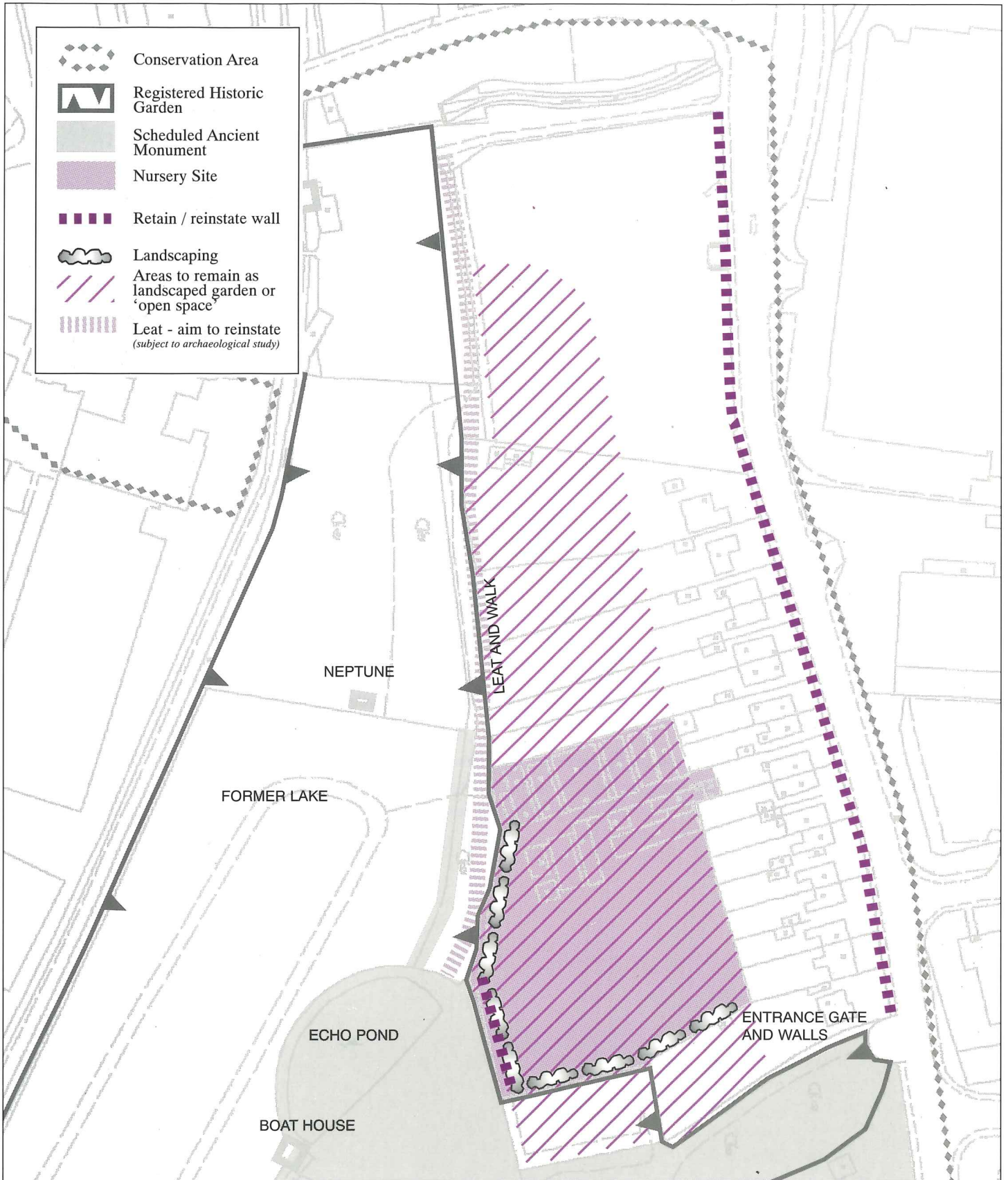
### DESIGN GUIDANCE

### No. 1 Mardon's car park adjoining 98 Tower Road North

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The Mardon site with its distinctive boundary wall and view to the Summerhouse.*





# Private Nursery site to rear of Tower Road North

## *Character Assessment:* \_\_\_\_\_

The site is situated adjoining the gardens to Warmley House and was originally part of the former 'Homefield' or pasture. Horses used in connection with the works may have grazed here. Alongside part of the west side of the site was the former Elm Walk separated from the site by the leat (or watercourse) which fed into the nearby Echo pond.

Today the site is used as a private nursery / market garden in conjunction with the property at 114 Tower Road North. It is hidden behind a row of mostly semi detached houses which front onto Tower Road North and comprises a mix of glasshouses, unattractive outbuildings and vegetable and flower beds. The site is mostly open in character and provides a buffer between the houses along the Tower Road North frontage and the historic gardens site to the rear. It is particularly important that the nursery area adjoining the main part of the garden by the Echo pond remains free from any development as this would impinge on the setting of the historic garden. A stone wall with its distinctive black slag blocks provides an attractive boundary along this part of the site. However there is a need for better boundary treatment to the rest of the site to replace the existing poor quality fencing and to screen the nursery site and its unattractive outbuildings. There is also evidence of encroachment of the boundary onto the former leat which fed water into the Echo pond.

## *Enhancement Strategy / Design Guidance* \_\_\_\_\_

- ▶ seek suitable landscaping along the boundary to soften the edge of the site and reduce the visual impact of the outbuildings and poor boundary treatment with its adverse impact on the conservation area.
- ▶ seek better demarcation of the boundary to prevent further encroachment onto the historic leat and to enable its reinstatement.
- ▶ any new development in connection with the nursery use, should be well landscaped and located away from the south and west sides of the site so it does not impinge into the historic garden setting.
- ▶ the redevelopment of the nursery site or the adjoining rear gardens to properties on Tower Road North will not be permitted due to the adverse impact this would have on the historic gardens and of Warmley House itself.
- ▶ The wall along the Tower Road North frontage with its distinctive black slag coping stones is an important feature and must be retained in any development proposals involving the creation of a new access to the site. Vehicular access to the site will not be permitted via Warmley House entrance drive.

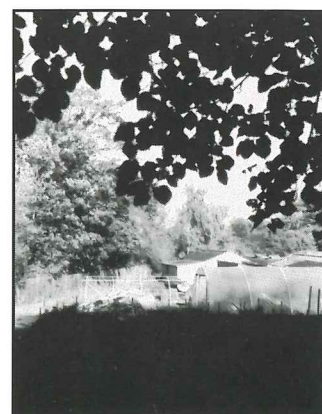
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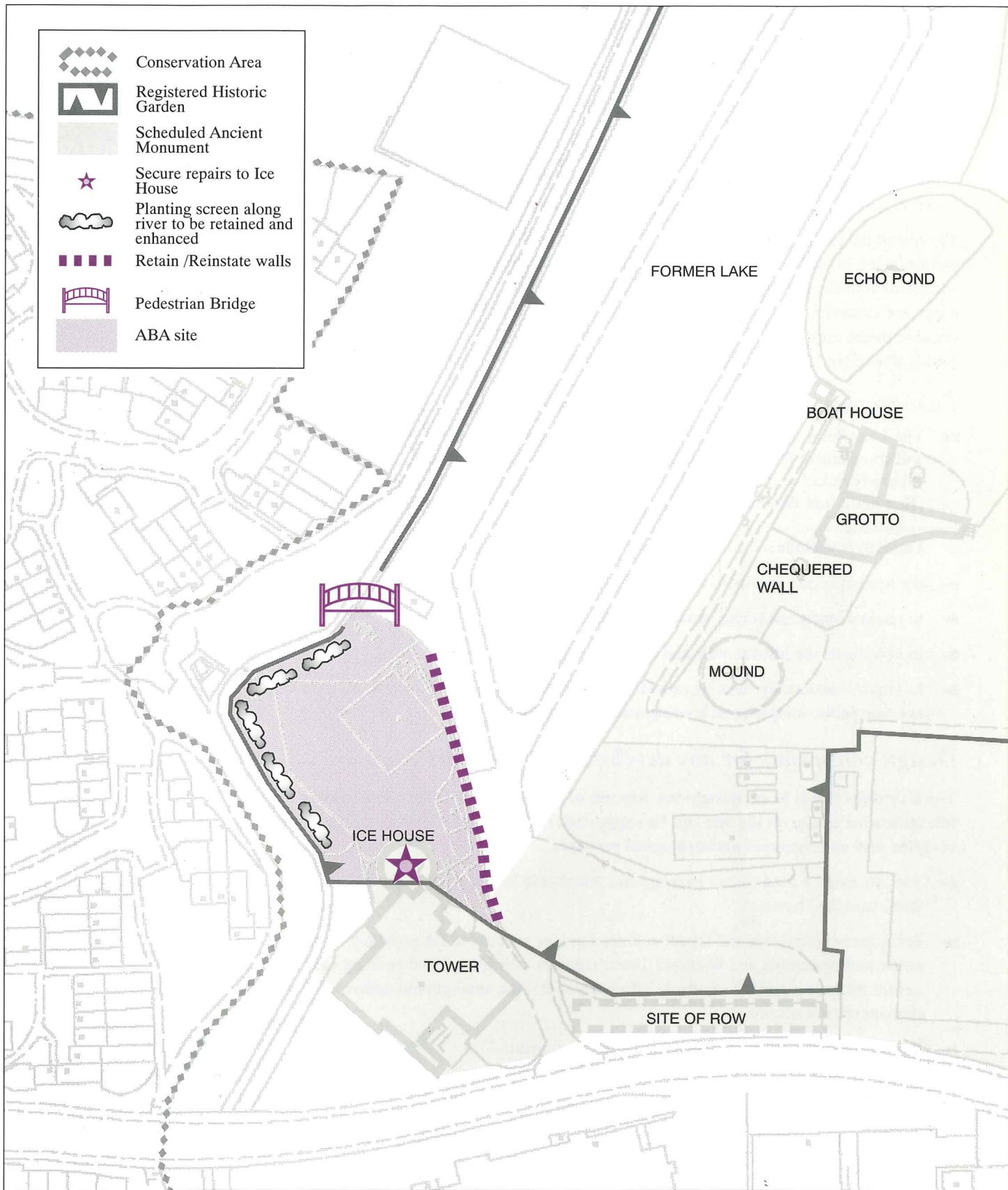
DESIGN  
GUIDANCE

## **No. 2 Private Nursery site to rear of Tower Road North**

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The Nursery site adjoining Warmley Gardens.*





# The ABA Transport site - Tower Lane

## Character Assessment: \_\_\_\_\_

The ABA site lies to the rear of the former Dalton Young premises, Tower and ice house. The land slopes down towards the river and is well screened by a dense area of trees and hedgerow. It was originally part of Champion's industrial complex situated between the former lake (where it curved round to the east) and Siston Brook adjoining the weir. Part of the dam wall to the former lake can still be seen today.

The site is dominated by the Dalton Young building and particularly the former windmill tower which is adjacent to the site boundary. Attached to this building is the ice house a grade 2 listed building and an important part of the historic complex. It is a large circular chamber which is mostly underground, and said to be the largest in the country. This unusual feature is presently suffering from neglect and is overgrown with vegetation. However it is hoped to restore it as part of the proposed museum complex.

The rest of the site is currently occupied by a number of unattractive modern industrial buildings and is used by heavy goods vehicles in connection with the business activities on the site. Access to the site is via a narrow substandard road adjoining the Dalton Young premises, tower and caravan park (former lake). This poor access limits and constrains possible future uses of the site as no alterations will be permitted which would breach the former line of the lake wall and destroy the historic context.

## Enhancement Strategy / Development Guidance \_\_\_\_\_

- ▶ The Long Term objective is to seek a more appropriate use for the site which will fit in and complement the proposed museum complex and adjoining historic gardens. The site is closely linked with the proposed refurbishment of the Dalton Young building (Brassmills and Windmill Tower) as a museum which includes the reuse of the ice house.

### Objectives include:-

- ▶ the need to secure repairs to the ice house, now a scheduled ancient monument.
- ▶ to retain a landscape screen along the edge of the river.
- ▶ to investigate the historic weir and carry out appropriate repairs.
- ▶ to improve pedestrian links by providing a pedestrian bridge over the river to join with existing public footpath and housing area to the west.

## Design constraints for any development proposals \_\_\_\_\_

**The Key objective is to encourage low key use of the site. No further development or intensification of use on the site can be supported, because of the impact on the listed complex and underground archaeological resource.**

- ▶ The site may be used for car parking, and this should be designed so natural planting dominates the character.
- ▶ development proposals and layout will need to take account of the proximity to the ice house and Brassmills and Windmill Tower complex which are listed buildings and to ensure their setting is not adversely affected and that the underground archaeological remains are not disturbed.
- ▶ development adjoining the ice house should be avoided.
- ▶ need to use high quality design and materials in both hard and soft landscape.
- ▶ access to the site is poor which is a major constraint. However no alterations will be allowed which would breach the line of the former lake wall which is archaeologically important.

## WARMLEY CONSERVATION AREA

### DESIGN GUIDANCE

### No. 3 The ABA Transport site Tower Lane

This guidance note was adopted by the Council as Supplementary Planning Guidance on 17th July 1997. It should be read in conjunction with the Warmley Conservation Area Advice Note.

*The narrow entrance to ABA site adjoining the Windmill Tower.*

