



WARWICK CASTLE PARK

WARWICK DISTRICT COUNCIL NEW LOCAL PLAN OBJECTION TO PREFERRED OPTION PO4

**Overall Statement made by Hazel Fryer, Parklands Consortium Ltd
On behalf of C and S Taylor LLP**

July 2012

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Objections to preferred Option PO4

On behalf of my client C and S Taylor, the owners of Warwick Castle Park, I object to Warwick District Council's Housing allocation of land to the south of Gallows Hill and to the West of Europa Way which is included within Policy PO4 option 3. This is for a total of 1600 homes, employment, open space and community facilities. It is an intensive and dominant scale of development. This proposed housing allocation will be directly abutting the boundary of the historic parkland, Warwick Castle Park, (registered grade 1), and stretches the entire length of the eastern perimeter that is bounded by the Banbury Road.

Any development placed next to the Banbury Road would be extremely detrimental to the setting and character of Warwick Castle Park. As part of the history of Warwick Castle Park, it is apparent that the new line of the Banbury Road enlarged the park by an additional two hundred acres so that in 1791 it covered 751 acres. The final section of the new road avoiding Bridge End and entering Warwick by the new bridge was carried out between 1788 and 1793. In the process of enlarging the park a section of the old road was flooded and a new larger lake, New Waters, was formed, and this extended across the new road. The pool created to the east of the Banbury Road and the associated planting formed part of the park itself. The second earl, George Greville was responsible for the enlargement of the park and planned the approach to the castle as a sequence of views. Commencing with the spire of St Nicholas Church which can be seen at the centre of the line of the road, the features of the town gradually unfold terminating with the panorama of the castle and the town which was finally revealed from the new Castle bridge. The magnificence of this unusual sequence of views would be irreversibly changed if development was permitted in this location. I have provided in a separate document details of the history of Warwick Castle Park and in particular the developments on its eastern boundary and new features including New Waters and Nursery Wood, (Appendix 1).

Maps and photographs illustrating the relationship of this parkland edge with the landscape to the east are provided to show how prominent any development would be along this boundary, (Appendix 2).

Whilst currently the eastern boundary of the Banbury Road is well treed and the topography that can be viewed through the trees reveals a landscape which is comparatively inoffensive to the setting of the grade 1 Warwick Castle Park, it is clear that any development along this boundary will have a very detrimental effect on the setting.

It is therefore my submission that the Council's preferred option PO4 option 3 is misguided and misinformed because:

1. Warwick Castle is one of the most spectacular castles in England, as a result of a combination of its architecture and its setting on a sandstone bluff above a deep bend of the river Avon. Lord Torrington described the castle as 'the most perfect piece of castellated antiquity in the kingdom.'¹ Its setting was enhanced in the C18 by the creation of a landscape park, Warwick Castle Park, to the south of the castle. This was the work of two men Francis Greville, Baron Brooke, created the Earl of Warwick in 1759, and his son George.
2. Warwick Castle Park extends to over seven hundred acres and is roughly ovoid in shape. It is traversed by the river Avon which near the centre of the park bends sharply creating a deep bluff in the ridge which runs from West to East across the park, and this reflects the bluff on

¹ Quoted in Nikolaus Pevsner and Alexandra Wedgwood, *Warwickshire*, (Harmondsworth, 1966) p. 452

which the Castle is sited. The Warwick suburb of Bridge End is adjacent to the Northern boundary of the park whilst housing adjoins the North-western boundary which continues as open land below that. The Eastern and South-eastern boundary is formed by the Banbury and Barford roads. The park includes land in four parishes - the Warwick parish of St Nicholas which forms the area known as North Park, the Warwick parish of St Mary which forms The Leafield, and sections of the parishes of Tachbrook and Barford which form South Park.

3. Warwick Castle Park has been in existence for over 250 years and the land it comprises has been subject to change over a long period and various phases of development. The evolution of the parks layout is examined in detail in a Conservation Management Plan for Warwick Castle Park prepared by Parklands Consortium in June 2012. The realisation of the vision of Francis and George Greville and their advisor Lancelot Brown, was achieved in the extension of the park to the east and the creation of New Waters. This vision culminated in the completion of the New Banbury Road with its designed approach to Warwick Castle and the town. A brief summary of the evolution of New Waters and the Eastern Section of the Park is included in Appendix 1.

New waters and Temple Hill Spinney are at the core of the eastern park which is bounded by Nursery Wood and the Long Thins which follow the line of the Banbury Road on its eastern edge. New Waters was designed to flow across the new Banbury Road and the pool on the eastern side and its surrounding planting formed part of the concept for the design. This extension of the park on the eastern side of the Banbury Road was recently altered to form a caravan park removing one of the features from George Greville's extensions to Warwick Castle Park of the 1780s

The special character of Nursery wood which runs along the eastern boundary of Warwick Castle Park where it abuts the boundary with the Banbury Road is significant because it includes remnants of the eastern perimeter planting from the early park at its western edge. The Nursery Wood also retains features of the ornamental woodland with a system of walks and drives which survives from George Greville's extensions to Warwick Castle Park in the 1780s

In addition, for the Council to maintain the choice of proposal PO4 option 3 raises conflicting aims between WDC's other policies, including:

The visions and objectives that are embedded in sustainability as indicated in page 2 of the preferred options summary where the requirement is to provide "well designed and mixed neighbourhoods based on principles of garden towns."

Policy PO3 also states that WDC's preferred option for the broad location of growth is to concentrate growth within and on the edge of the existing urban areas. This location is on the edge of the historic park and is not at the edge of an urban area and thus does not fulfill the aim or objective of policy PO3.

I also have a major concern that by seeking to encourage development under policy PO4 option 3 the Council are completely contradicting their own policies in relation to the built environment and the historic environment namely:

PO 10 Built Environment states:

"Protect and enhance the historic environment, with particular regard to the principles of garden town suburbs and villages"

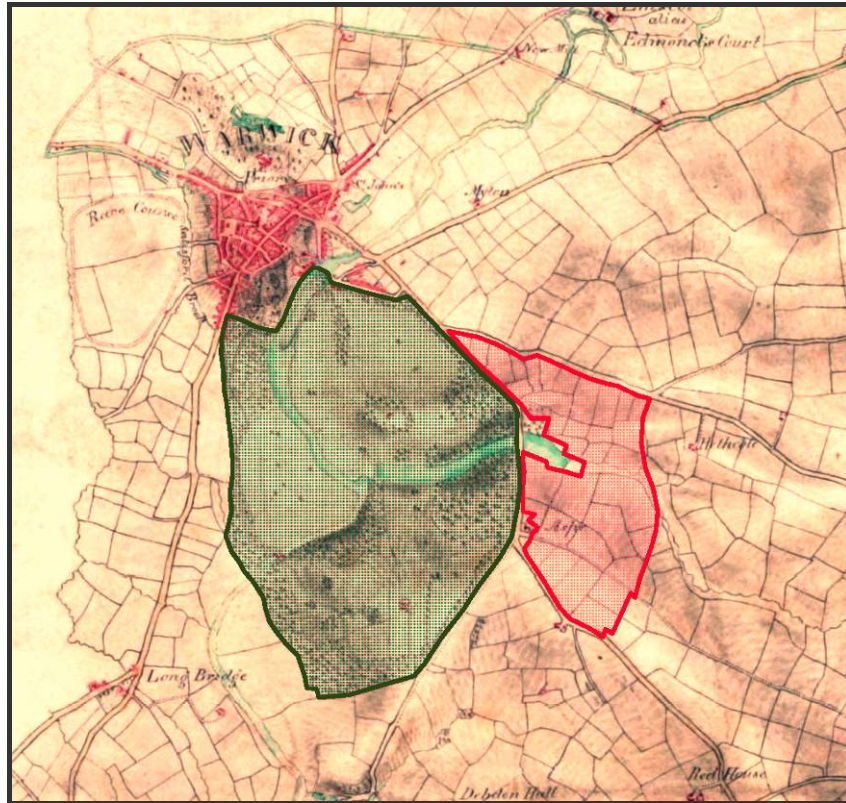
The proposed option 3 does not protect or enhance the historic environment for the reasons given above.

PO11 Historic Environment states:

"Protect the historic environment from inappropriate development, by:

Including policies which protect Scheduled ancient monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens and locally designated assets."

The proposed option 3 is introducing development that is inappropriate and does nothing to protect the historic environment for the reasons already outlined above. This is clearly illustrated on the map below, an extract from the 1813 Ordnance Surveyor's drawing of Warwickshire, on which is superimposed the proposed area in question. This map shows the completed park with urban development to the north and agricultural land on the other three sides. Although there has been subsequent development in the vicinity of Warwick, agricultural or open land still comprises the major part of the setting of the park. This would be significantly damaged by the present proposals.



Ordnance Surveyor's Drawing, 1813, Henry Stevens. Source: British Library OSD 255
The boundary of the park is outlined in green. The proposed development area is in red.
This is also illustrated on the modern O.S. map as figure 1 in Appendix 2 Visual Analysis.

The choice of preferred option item 3 is also in conflict with the policy PO15 green infrastructure as this relates to the importance of the natural and outdoor environment that is preserved by the parkland and its environs, and is identified as being of a particularly high quality.

It is understood that the decisions to be taken on the preferred options for the new Local Plan which will guide the area's future development for the next 18 years.

In May 2011 a document setting out the key issues for the Local Plan and scenarios for growth was published for public consultation ending in July 2011. The feedback from this process has helped in the development of the Preferred Options Document which was published in May 2012 and which, at the time of writing, is being used to inform this current consultation process.

In my view the Council should concentrate their approach to new development in locations that are properly set on the edge of the existing urban areas and not include sites that harm the setting of historic parkland within their district.

There are several other alternatives that have been put forward in the Strategic Housing Land Availability Assessment that are less damaging including location such as the land to the south of Harbury Road around Grove Farm.

APPENDIX 1

1 WARWICK CASTLE PARK:

CHANGES BY GEORGE GREVILLE 1773-1816

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

On his succession George, aged under thirty, had pronounced artistic interests, being a member of the Society of Dilettanti. He was interested in agricultural improvements and had corresponded with Arthur Young. He was responsible for completing the park along the lines which his father and Lancelot Brown had initiated. George did not use a professional landscape gardener and adopted this role himself. He was interested in the picturesque and influenced by the ideas of the Rev. William Gilpin whom he corresponded with and visited. As early as February 1777 Gilpin reported receiving a letter from George Greville: ' (whom I never had the honour to see) informing me that he had made several alterations at Warwick Castle from hints I had thrown out and that he should be very glad to talk over these things with me upon the spot.'²

In another letter he reported a meeting with Greville who had outlined his ideas for 'the Approach', namely the Banbury road.³ This was centred on the spire of St Nicholas's Church but after George Greville's alterations the approach to the Castle by the realigned Banbury Road gave a framed view of the castle from the new Warwick Bridge.

It is not known how much George Greville's schemes in the park were original or whether in carrying through the enlargement of the park, he was, in part, continuing the vision of his father. The expansion of the park took place on three sides. On the west more land at The Leafield already in Greville ownership was allotted to the park, on the south Barford Road was re-routed on a more southerly route and on the east, the Banbury Road was realigned on a more easterly line, together with a new bridge to cross the river Avon. This enlarged the park by an additional two hundred acres so that in 1791 it covered 751 acres.

The road closure order for Barford Road was issued in 1777 and work on its re-routing proceeded immediately. This added a further 23 acres to the park. The re-routing of the Banbury road was made possible by the enclosure of a field at Myton together with land already in Greville ownership. The changed route was included in an Act of 1780 to extend the powers of the Turnpike Trustees, the road having been a turnpike since 1725. The Earls of Warwick were to be responsible for maintaining the additional length. This work did not begin until 1784-5. Matthias Baker's map of 1786 (figure 1) captures the expansion plans midway, although the new line of the Barford road is not shown, the new line of the Banbury road curving away from the old road is shown with fields in between them. The final section of the new road avoiding Bridge End and entering Warwick by a new Castle bridge was carried out between 1788 and 1793.

² Mavis Batey and David Lambert, *The English Garden Tour* (1990) p. 218

³ Bodleian Library, Oxford, Gilpin Mason Letter MS Eng d.570.ff. 86ff



Figure 1: The Park in 1786: The map shows the new line of the Banbury Road to the east, Mathias Baker (WRO CR1886 M24a)

A survey of 1791 by E. Sale⁴ (figure 2) only five years later than the Baker map shows the completed section of the Banbury road up to Bridge End and the continuation as 'The New Road' together with the completed Barford Road. The field boundaries have been removed from the land incorporated

⁴ WCRO. CR 1886 M23 Survey of Warwick Castle Park by E. Sale 1791

into the park. By this time Brown's dam was replaced by a much larger one and 'New Waters' extended as far as the line of the new Banbury road, making a significant piece of water. New Waters was also continued to the East of the Banbury Road, with the road itself acting as a dam for this further piece of water. The new planting was very narrow at this point so views could be obtained from the circuit drive to the West and East over New Waters. The new lake became one of the highpoints of a drive around the park, and was described by William Fields in 1815:

The waters of this fine expanse are pure and pellucid: not a weed deforms its smooth surface: not the least turbid mixture sullies the glassy cleanliness of its whole depth, which in some parts is not less than 25 feet ... at a small distance, on the east side, in the midst of a group of elms is to be seen a heronry, besides which so few are to be seen throughout the kingdom.⁵

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

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

Warwick Castle Park as originally conceived by Francis Greville had been a deer park which had been stocked from the family's deer park at Wedgnock. Although there were still some deer at Warwick in 1785 they were few in number and most of the stock in the park consisted of cattle and sheep as they had been from early on. By the 1860s no deer were recorded at Warwick although a small herd of 75 fallow deer were still kept on 45 acres at Wedgnock.⁶ This park had been progressively enclosed for farms since the late C17 onwards, a process that was complete by the mid C18 when the land fronting Warwick Castle was starting to be em-parked.

A Map of the park in 1806 by William James⁷ shows the high point of the park's development, (figure 3). George Greville had succeeded in reproducing on a grander scale the design features of the earlier park together with the addition of picturesque elements. The park had a sinuous sheet of water, the encircling belts and the topography and plantations which provided constantly changing views. The woodland in Lodge Wood had been cut back so that Spier's Lodge, in a clearing, appeared as a picturesque 'eye-catcher' from the castle. Lodge Wood had interlacing walks and rides. Such walks and rides can be seen also in Nursery Wood where planting had started by 1791 partly incorporating part of the old Verge, after the completion of the lake, New Waters, to the north. Nursery Wood had the ornamental water feature of 'the stews' a series of ponds created by three dams the largest of which carried a drive. Temple Hill Wood had also been planted by 1791 and had a single drive which merged to give views up to Temple Hill to the north. In the south of the park the planting of Barford Wood, started in the 1760s had been extended to the park's new boundary and a series of walks and drives made. Hollow Coomb was planted with clumps. Other clumps included Lord Brooke's Clump of oaks and ash with an under storey of shrubs also evident by 1791, (figure 2).

⁵ William Field, *An Historical Account of the town and Castle of Warwick*, (Warwick 1815)

⁶ E.P. Shirley *Some Account of English Deer Parks with notes on the management of Deer* (1867) p. 154. The Deer were finally got rid of from Wedgnock Park after 1910, VCH Warwick vol p. 463

⁷ WCRO CR1886 M34A Map of the Park, 1806 by William James

approach to the Castle from the Banbury Road via a dramatic chasm cut through solid rock which was festooned with ivy which with a dense evergreen shrubbery heightened the picturesque approach. George Greville expended huge sums of money on paintings and furnishings for the Castle which together with the work on the park had led to him being declared bankrupt in 1806. He was not allowed by the trustees to live at Warwick until 1815 shortly before his death.



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

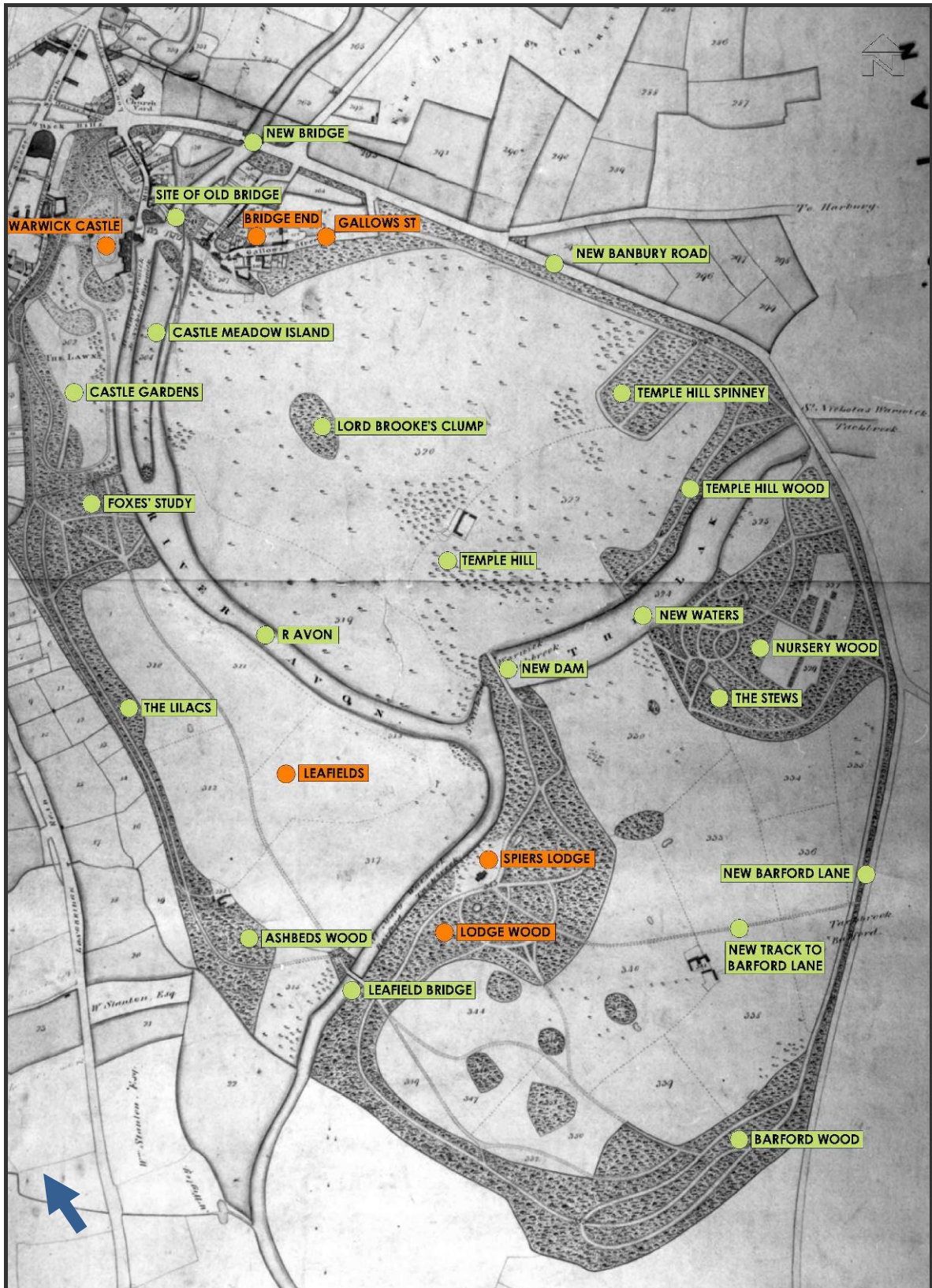


Figure 4: A section of a Map of Warwick including Castle Park and Accommodation Lands, 1836, (WCRO CR1886 M603). Key features indicated in orange pre-date 1691.

2 TEMPLE HILL WOOD AND NEW WATERS

2.1 HISTORY

The lake known as New Waters and its associated woodland lying just to the north, divides the North Park from the South Park. New Waters was formed from the Ram Brook which had originally meandered over the bottom of its valley as it descended to the river from the Ford at the point where the Banbury Road crossed it. There was also a mill to the west of the road. Ram Brook was widened in 1755-6 and straightened, the old course being filled in with brushwood. In the same year, a stone bridge was built to carry the carriage road around the edge of the park. In 1761 a new pool was made to widen the profile. These works may have been inspired by Brown, who received payments at corresponding times, though there is no indication that he supervised the work. The pool had the character of a canal, its size restricted by the position of the Banbury Road, and the presence of the mill, whose mechanism was raised, presumably to accommodate the change. A separate watercourse and a straddling construction are shown on maps of 1760, c1775 and 1788⁸. This seems to be the stews, which were first mentioned as being repaired in 1747, though they are not shown on the plan of 1743. Perhaps there had been a humbler construction originally. In 1751-2 a carp stew and a stew at Ram Brook were made. The work continued in the following year and masonry was carried out in 1760 and repaired in 1775 and it was painted an olive colour in 1767.

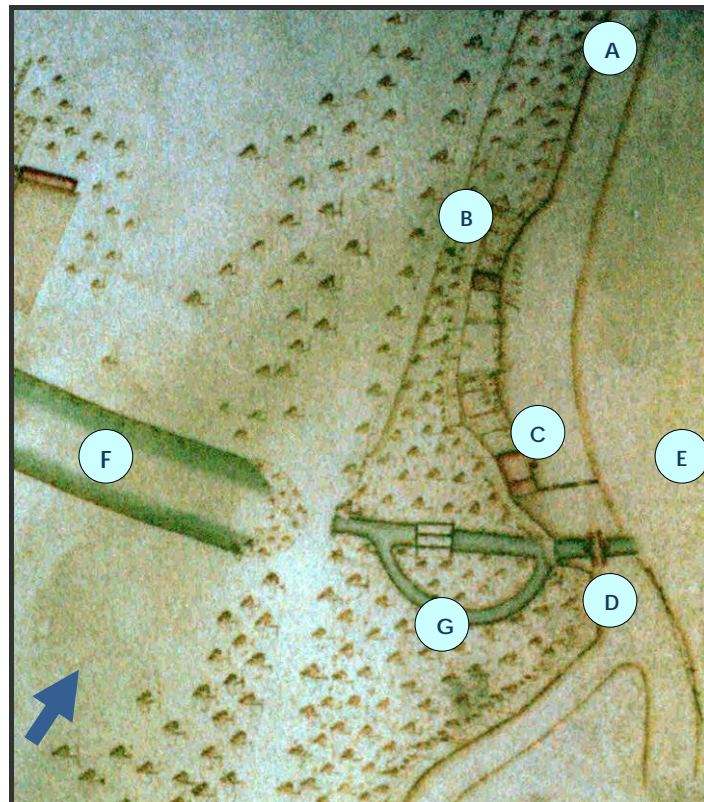


Figure 5: Works associated with Ford Mill inside the park in 1775. Banbury Road (A); the Ram (B); cottages on the waste (C); Ford (D); site of mills (E); pool created 1761 (F); possible fish stews (G). (WCRO CR1886 M509)(North shown by blue arrow)

By 1787 when the new more westerly line of the Banbury Road had been plotted George Greville was able to replace the modest canal created in 1761 with a much grander sheet of water which had the appearance of a lake and was given the name of New Waters. The New Waters extended to the

⁸ c.1760 Bridge End (WCRO CR1886 M21); c1769 (WCRO CR1886 M509); 1788 (WCRO CR1886 M24A).

eastern side of the new Banbury Road with the new road acting as a dam. Payments were made for removing the old dam in 1787. Most of the work on the new dam which carried a carriage road was done in the following year. Surplus earth was used to reduce the depth of the water and this larger lake submerged the site of Brown's canal. Although masons were used to construct the floodgates of the new dam, much of the construction seems to have been of earth, and some of the filling of the old work was done with faggots. Weakness was soon apparent and repairs were done in 1793 and 1801. In 1809 the old dam had failed and had to be reconstructed in stone. The new lake became one of the high points of the drive around the park, and is described by William Field in 1815:

The waters of this fine expanse are pure and pellucid: not a weed deforms its smooth surface; not the least turbid mixture sullies the glassy clearness of its whole depth, which, in some parts is not less than 25 feet. It is well stored with fish; and enlivened with abundance of aquatic fowl, particularly the wild duck of which some curious varieties are here to be seen. Its banks, on each side, boldly rise, graced with turfed verdure and crowned with hanging woods. At a small distance, on the east side, in the midst of a group of elms is to be seen a heronry, besides which so few are to be found throughout the kingdom.⁹

The area of New Waters to the east of the reconfigured Banbury road, possibly a de-silting pool, was not being kept open and by 1886 was becoming silted up.

Temple Hill Wood was planted on the slopes to the north of the new lake soon after the construction of the lake was completed. It ran from the line of the old road to the new verge planting and was a rectangular block with a carriage drive along its centre.

2.2 CURRENT STRUCTURE AND CONDITION

New Waters has progressively silted up over the years and this has resulted in large areas of reed beds rather than open water. The dam at the western end has been repaired recently but not to the conservation standard as regards materials and finishes. Temple Hill Wood needs replanting and the rides are no longer evident. The heronry recorded since the early C19 needs protecting.

2.3 CIRCULATION

The area of Temple Hill Wood and New Waters could be entered either from the far western or far eastern sections of the area at either end of the long lake known as New Waters. The Western entrance was via the route from North Park along a drive running on the top of the dam of New Waters, and this drive then continued into Lodge Wood. The eastern route was part of the perimeter circuit drive which ran over the dam formed by the Banbury road. These were internal routes that were in place by the late 1780s but by 1886 the NE extremity of the area was very near to the entrance made from the Banbury road between Temple Hill Spinney and Temple Hill Wood. Temple Hill Wood had an internal central drive made soon after the wood was planted in the late 1780s leading from the circuit drive and running into North Park, and to this was added a short length at the eastern end of the drive could be entered at two points from the circuit.

2.4 VIEWS

The principal views were from the drives at the western and eastern ends of New Waters, which as they ran across dams were slightly elevated and gave long views over the water. Historically at the eastern end there would have been views from the circuit path over the Banbury road towards the eastern section of New Waters. This was a filtered view as the tree planting by the road was very narrow at this point. Filtered views of New Waters would have been possible from the internal drive in Temple Wood as this wood was relatively narrow.

⁹ William Field, *An Historical account of the town and castle of Warwick...* (Warwick, 1815).

2.5 SIGNIFICANCE

New Waters and Temple Hill Wood are significant as they are:

1. Surviving features from George Greville's extensions to Warwick Castle Park in the 1780s
2. Prominent enough to feature as significant views when travelling on the perimeter circuit or approaching from Temple Hill via the dam
3. The site for a heronry noted since 1815

New Waters and Temple Hill Wood are important as the lake provided a sufficient body of water for recreational facilities such as boating, fishing and duck shooting as well as being significant landscape features.

3 NURSERY WOOD

3.1 HISTORY

Nursery Wood was part of the ornamental planting carried out after the extension of the park by George Greville. A plan of 1791 showed the beginning of the laying out of Nursery Wood. The new road had been completed and New Waters had been filled up. The depression which had carried the old road formed two small extensions to the lake, not shown on later maps. Temple Hill Wood had already been planted on the opposite bank.

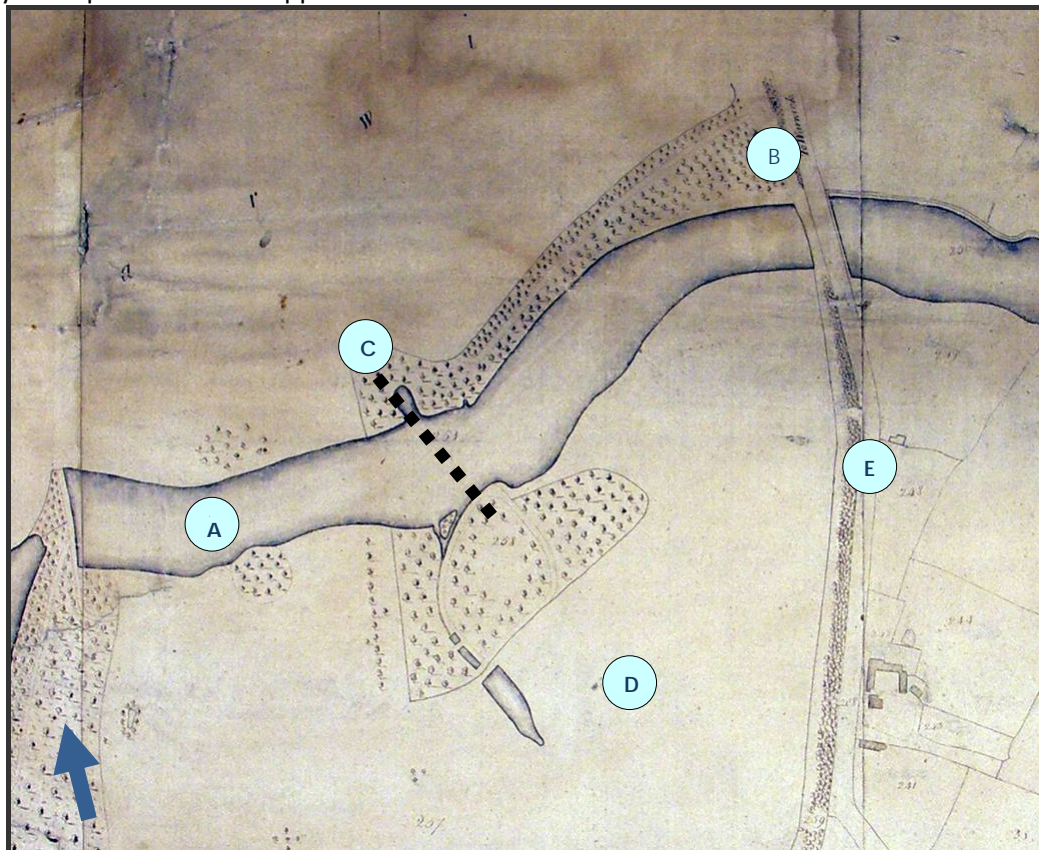


Figure 6: The Nursery Wood area around 1791. The map appears to be a large scale detail of M22 and M23, plan of Warwick Castle Park by E Sale, 1791. New Water (A); Temple Hill Wood and Drive (B); Approximate line of old road (C); New stews (D) New Banbury Road (E). (WCRO CR1886 M33) (North indicated by blue arrow)

As an ornamental feature three small dams had been built to create the “stews” from a small stream flowing northwards into New Waters. The planting of Nursery Wood had begun with the western side containing the older planting from the previous edge of the park, and the single trees which defined the old drive. Only the two smaller pools were surrounded by trees. After crossing the

largest dam, a drive skirted the side of the stream to New Waters, on a course which is shown on later maps, and still exists. It then returned up the hill, having gone around a space which has been left unplanted. This space was planted soon afterwards. By 1806 the planting of Nursery Wood had been completed and the wood was intersected by a number of intricately winding paths, which crossed two of the dams and followed the edge of the meadow beside New Waters, from which there were views of the lake filtered by occasional trees near the water's edge. Both this and another ride, further up the hill, ultimately lead to the perimeter drive near the bottom of Ford Hill and can still be followed, with their gravelled surface and their courses marked by yew trees planted on either side. The intricate interlace of linking paths between these wider rides are not identifiable today, either by surface material or planting, though they might be revealed by clearing of some of the brash on the woodland floor. They were probably somewhat narrower than the others, intended for walking, and it can be hypothesised that the planting was that of the Picturesque shrubbery with flowering plants and climbers. The only shrub mentioned in the accounts at this time, is Broom, whose seeds were collected more than once, but once the palette of popular plants was present in the gardens (as they definitely had been from at least the 1770s) they could have been propagated without appearing in the accounts.

The centre of the wood was occupied by an open space, identified as arable in 1806. By 1836 the spaces are rather more complicated in shape, but still arable.



Figure 7: Nursery Wood in 1836. The Stews (A).
(WCRO CR1886 M603) (North indicated by blue arrow)

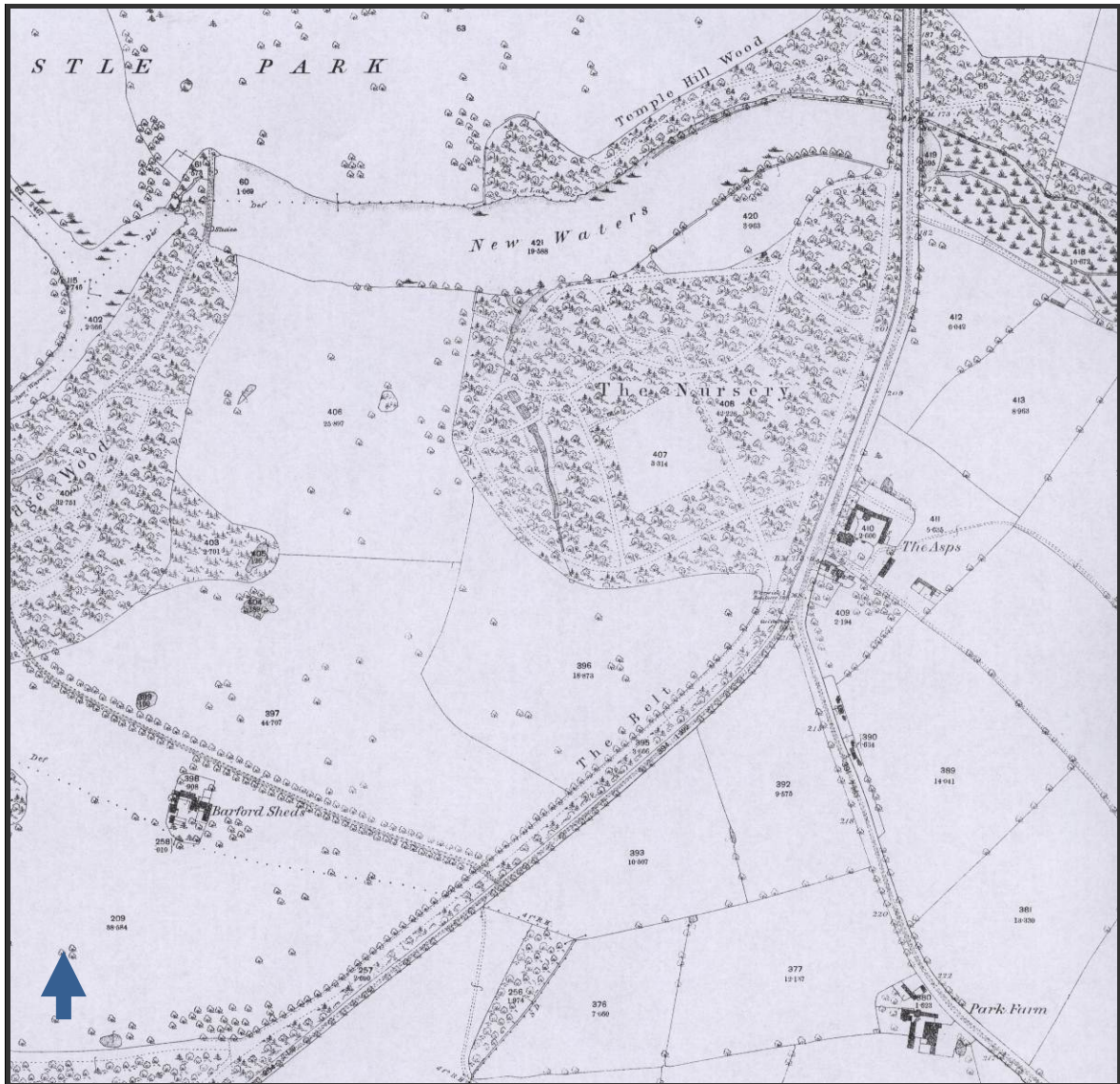


Figure 8: Nursery Wood in 1886. (North indicated by blue arrow)

In 1886 the wood is labelled as the Nursery for the first time on a map. The space in the centre was a smaller rectangle. It is likely that either the central space or the wood itself was being used as a nursery. In 1905 and 1925, the nursery is located within the open space in the wood.

The most intricate features of the walks in the wood had disappeared by the time of the first Ordnance Survey map, though the rides remained clearly defined. The meadow to the north had been filled with planting by 1905. Following the recent clearance of a large area for gravel extraction, the central open area is now much larger than previously.

3.2 CURRENT STRUCTURE AND CONDITION

The condition of Nursery Wood is poor, the planting is denuded and needs to be re-established and several drives and footpaths have been lost. The ornamental feature of the Stews is neglected, the ponds are silted up and the bridges are damaged. The central area once used as a nursery has been used for gravel extraction but now has ecological interest but could again be utilised as a nursery.

3.3 CIRCULATION

The circulation in Nursery Wood was historically more elaborate than is indicated by the surviving drives, particularly to the northern section which had an elaborate series of interlacing drives or paths evident by 1806 but which appear lost by the late C19. The drive system is entered from the east from two points on the perimeter path, and on the west from a green drive from the southern park which continues over the main dam of the Stews.

3.4 VIEWS

The main views in Nursery Wood are short views through woodland from the system of drives. Of interest are the views to left or right obtained from the main dam of the Stews. There are also views from a drive running along the eastern edge of the large open area in the centre of Nursery Wood

3.5 SIGNIFICANCE

Nursery Wood is significant because it:

1. Includes remnants of the eastern perimeter planting from the early park at its western edge
2. Is an ornamental woodland feature with a system of walks and drives which survives from George Greville's extensions to Warwick Castle Park in the 1780s
3. Includes the landscape feature of the Stews within the woodland

Nursery Wood is important as ornamental woodland as well as providing an area used as a nursery for trees for succession planting of the woodlands in the park

3.6 CONCLUSIONS

Warwick Castle is a pre-eminent building in terms of its architecture and its setting. Its architectural significance is indicated by its listing at the highest category of grade 1 whilst its setting, Warwick Castle Park, is also designated in the highest category for landscapes at grade 1. These grades therefore put Warwick Castle Park in an exceptional category.

Warwick Castle Park is remarkably intact. Although a small section of the Park, the verge, in Bridge End has been developed, a move initiated by the Grevilles, and a small section of Barford Wood was lost for the motorway in the 1980s the Park essentially has the boundaries it had achieved by 1791.

Warwick Castle Park is significant in national terms as an eighteenth century landscape park in close proximity to an urban centre, and one which was a county town. This lay to the north of the park whilst its other sides were edged by swathes of farmland on three sides providing a buffer to the park beyond the enclosure of its own boundaries and providing rural views. After forty years the park is now owned by someone who wishes to restore it. Warwick Castle Park might be compared with Petwork Park in Surrey although there the pressures of development are less acute and the environs are less threatened.

APPENDIX 2: VISUAL ANALYSIS

2.1 LOCATION

Warwick Castle Park 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. (EH Register description)

The Park extends right up into the town of Warwick beneath the Castle walls, and at its southernmost tip the boundary was realigned at the time of the construction of the A452 link to the M40 motorway, which now borders Barford Wood.

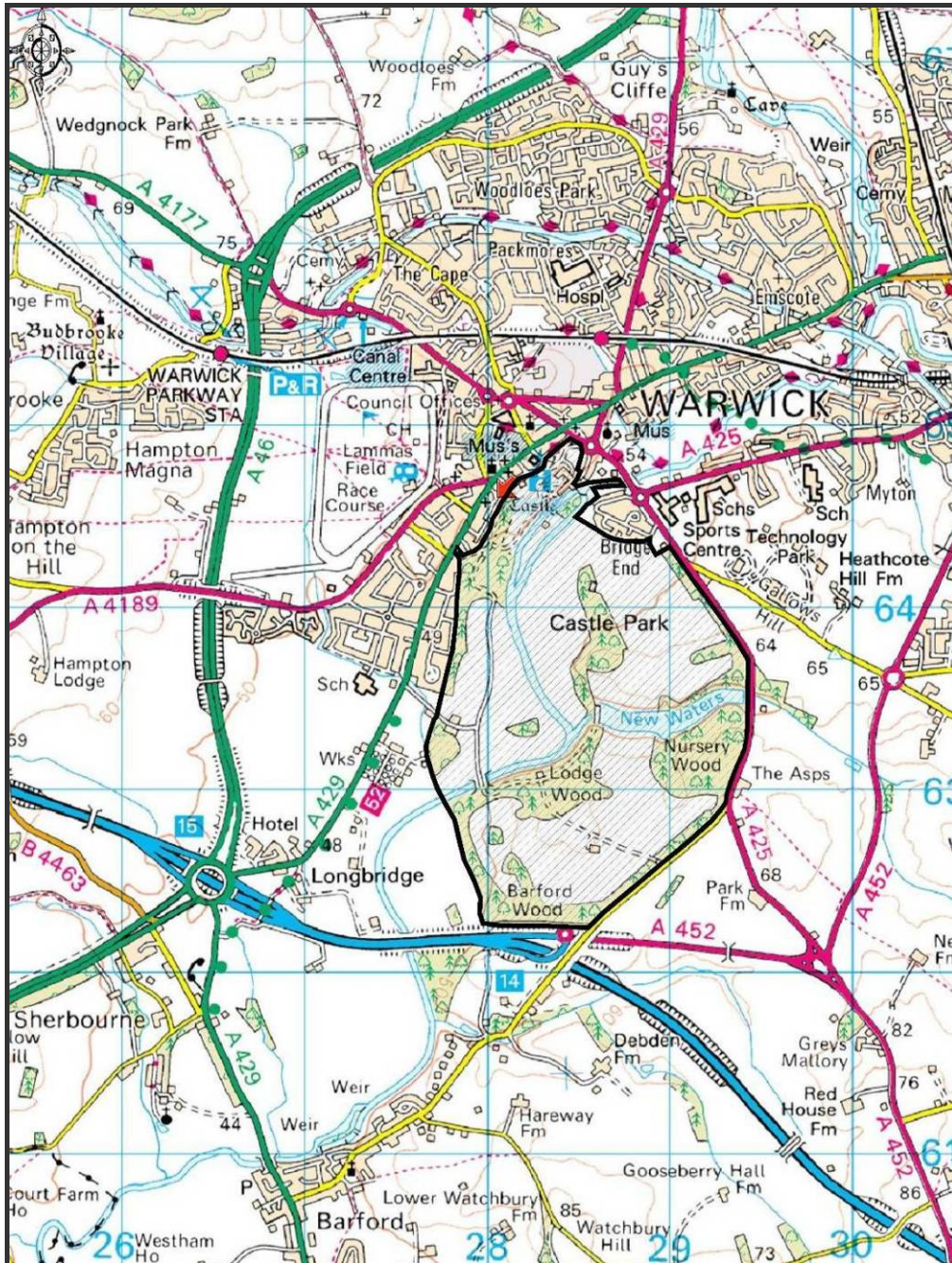


Figure 1: Location Plan

2.2 FEATURES

Warwick Castle Park is situated within the Avon Valley. From Medieval times Warwick has been a thriving market town centre. Warwick Castle the focus of the town is situated on an outcrop of the Bromsgrove Sandstone formation dominating the parkland and commanding extensive views to the south. At the heart of the park is Spiers Lodge which is situated on a further outcrop and set within the plantations of Lodge Wood. The River Avon meanders through the northern section of the park. The extensive area of New Waters is fed by the Tach Brook which enters the park from the south-east. The further extension of New Waters to the east has recently been leveled and filled to form a caravan site. The main features of the Warwick Castle Park landscape are illustrated below, (figure2).

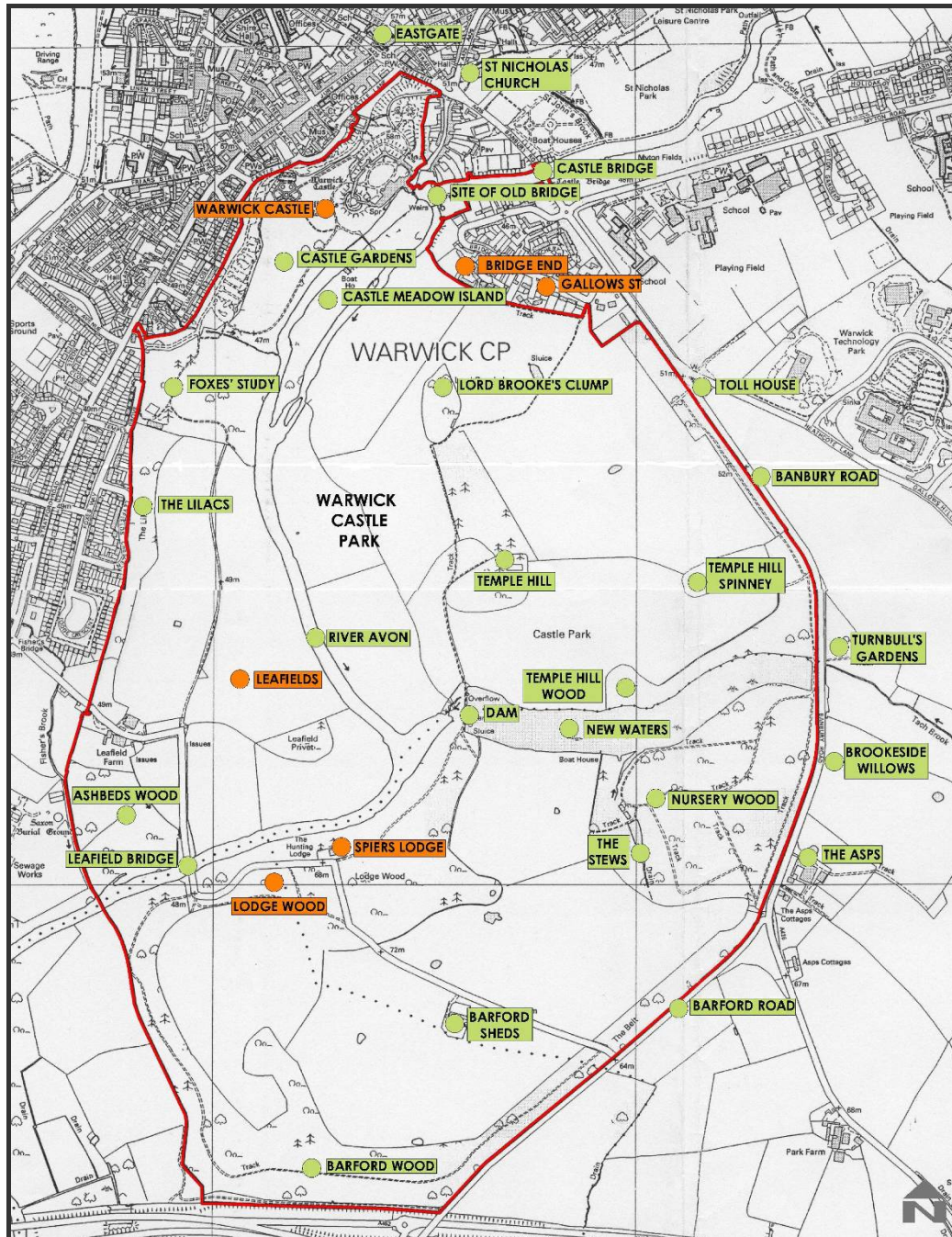


Figure 2: Key Features in and around Warwick Castle Park. Those indicated in orange pre-date 1691.

With the completion of the final section of re-alignment of the Banbury Road to the east between 1788-1793 the vision for the Warwick Castle Park landscape was finally realized. The designed series of views along the Banbury Road which were a feature of the design still mark the approach to Warwick and are an important feature that is experienced when entering the town today. The Banbury Road can be viewed, aligned on St Nicholas Church although it is from the left lane not the central line of the road, (figure 3). On leaving Warwick towards the south the tree lined vista along the Banbury Road is still apparent, (figure 4)



Figure 3: Approach to Warwick from the South via the Banbury Road



Figure 4: The Banbury Road viewed from the new Castle Bridge provides an elegant route to the South.

New road improvements which have been undertaken in the last year, possibly to facilitate further development, have left the toll house isolated on a traffic island between Gallows Hill and the Banbury Road, (figure 5). The entrance to the section of Warwick Castle Park to the east of Banbury Road has recently been filled to facilitate the construction of a Caravan Park and the road widened to facilitate easier turning: unfortunately the work has not been completed to a heritage standard and detracts from the entrance.



Figure 5: The Toll House located at the junction of the Banbury Road and Gallows Hill. A new filter road constructed to the rear of the Toll House has left it surrounded on all three sides by roads



Figure 6: The entrance to the Eastern section of Warwick Castle Park now designated as a Caravan Park with the Tach brook is in the foreground.

2.3 CONCLUSIONS

Warwick Castle Park is in close proximity to the medieval town of Warwick but nevertheless the park has remained unaltered and has some of its pre-park features and most of its features developed in the eighteenth century.

The Banbury Road has a largely green aspect but recent road changes, especially around the turnpike cottage, have not been in sympathy with the prevailing character of the environs of the park.