

Aylesmore Court, St Briavels

Heritage Statement

Prepared by:
The Environmental
Dimension
Partnership Ltd

On behalf of:
Mr F MacDermot
& Dr M. Holmes

September 2021 Report Reference: edp7158_r001b

Contents

Section 1	Introduction	1
Section 2	Methodology	5
Section 3	Legislation, Planning Policy and Guidance	7
Section 4	Assessment	11
Section 5	Conclusions	19
Section 6	Bibliography	21

Images

Images EDP 1-6

Appendix

Appendix EDP 1 Photograph from the 1950s

Plans

Plan EDP 1 Plan Showing the Main Features of the Site

(edp7158_d001b 22 September 2021 EO/MM)

Plan EDP 2 Extracts from Historic Mapping

(edp7158_d002b 22 September 2021 EO/MM)

This version is intended for electronic viewing only

	Report Ref: edp7158_r001			
	Author	Formatted	Peer Review	Proofed by/Date
001	EO	CL	-	-
001a	RO	-	MM	JM 060921
001b	RO	-	-	CR 220921

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Mr F MacDermot & Dr M. Holmes. It sets out the results of a Heritage Statement of potential effects arising from the proposed addition of a swimming pool and associated structures within the walled garden at Aylesmore Court, St Briavels (i.e. 'the site'), which itself is a Grade II listed building (list entry: 1186623).
- 1.2 The proposals have been subject of a pre-application submission to Forest of Dean District Council (FoDDC). Within this response FoDDC identified that the walled garden was considered to be curtilage listed in association with Aylesmore Court. The pre-application included proposals for a tennis court, which is not part of the current planning application.
- 1.3 As such, this assessment has been drafted to provide the relevant information and specifically to address the requirements of Paragraph 194 of the *National Planning Policy Framework* (NPPF, MHCLG 2021), which outlines the following:
 - "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."
- 1.4 In line with NPPF Paragraph 194, the assessment's primary objective is to identify the 'significance' of any heritage assets (as defined in Annex 2 of the NPPF, 2021), such as scheduled monuments, listed buildings, conservation areas etc., which could be affected by the form of development proposed. Further, it assesses the potential for effects upon them and to determine whether the proposal complies with the provisions of legislation and planning policy, for the conservation and management of the historic environment.
- 1.5 In this instance, as noted above, the site comprises a single curtilage listed building but otherwise does not contain a scheduled monument, or any other form of designated heritage assets, e.g. a Registered Park or Garden, where there would be the potential for a physical effect.
- 1.6 Any additional effects on other designated heritage assets in the surrounding area would potentially be 'indirect', i.e. the effect would be in terms of any contribution to significance derived from their 'setting', and whether that contribution would be enhanced, diminished or left unchanged following the implementation of the proposal.

- 1.7 In that regard, there are two other listed buildings that are located in the vicinity: the Grade II Aylesmore Court (1186623) and stable block (1123751). However, due to the limited nature of the proposals, it is not considered that there would be a change in their settings which would amount to harm to their significance.
- 1.8 As such, this report focusses on identifying the heritage significance and potential impacts on the walled garden itself, which, as mentioned above, FoDDC have identified as being curtilage listed and therefore subject to the relevant provisions of the 1990 Act and the NPPF.

Location and Land Use

- 1.9 The site is situated in a rural location, approximately 1.3km south-east of St Briavels. It occupies a plot of land centred approximately on Ordnance Survey Grid Reference (OS NGR) 356223, 203033.
- 1.10 The site comprises a walled garden, which forms part of the wider grounds of Aylesmore Court. It is currently used as gardens, comprising a lawn, terracing and beds.

The Proposed Development

1.11 The proposed development comprises the provision of a swimming pool with associated pool house, the details for the proposals of which is set out in **Section 4**.

Consultation

1.12 The FoDDC Conservation Officer responded to the pre-application proposal in a response dated 17 March 2021. A number of comments were made in relation to the proposals and the heritage considerations for the site, highlighting areas where further information is needed. In this regard, it was noted that:

"In this instance it may be possible to both minimise the harm arising from the introduction of the swimming pool by redesign of the pool and its associated hard standings and by combining this with public benefits by way of repairs and the obvious elements where repairs are needed are to the ruined sections of perimeter wall to the walled garden and to the remaining glasshouse.

The introduction of the associated pool building tucked against the wall of the walled garden would, if carefully designed have a neutral impact both on the walled garden or the setting of the main house. A high quality modern design is more likely to be successful here because a low pitched roof will be required to enable to building to be tucked against the wall rather than rise above it."

- 1.13 Following receipt of the response, EDP were commissioned to undertake a heritage statement of the proposals and to advise on any necessary alterations to the scheme to address the concerns raised.
- 1.14 As such, the following assessment includes a consideration of the above matters in relation to revised design proposals, which have been undertaken following the results of this assessment and in response to the Conservation Officer's comments.

Section 2 Methodology

- 2.1 This Heritage Assessment has been prepared by EDP, which is a Registered Organisation (RAO) with the Chartered Institute for Archaeologists (ClfA), to address the requirements of existing legislation and planning policy.
- 2.2 This Heritage Assessment has been prepared in accordance with the most up to date version of the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA, 2014), and Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition (GPA3) (HE 2017).
- 2.3 The preparation of this assessment was primarily a site-based process, but the following relevant sources were accessed and reviewed:
 - The Forest of Dean District Council website;
 - The National Heritage List for England;
 - Gloucestershire Archives;
 - Gloucestershire 'Know your Place' website;
 - On-line mapping sources; and
 - Britain from Above website of aerial photographs.
- 2.4 The site and its surroundings were visited in June 2021 in reasonable weather conditions, suitable for the understanding and assessment of potential effects in an historic environment context.
- 2.5 In light of the above, this assessment has been prepared in a robust manner, employing current best practice professional guidance.

Section 3 Legislation, Planning Policy and Guidance

3.1 The following paragraphs outline the legislation and planning policy of relevance to the form of development that is proposed.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 3.2 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that:
 - "...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.3 This "special regard" duty has been tested in the Court of Appeal and confirmed to require that "considerable importance and weight" should be afforded by the decision-maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust [2014] EWCA Civ 137.
- 3.4 However, it must be recognised that Section 66(1) of the 1990 Act **does not** identify that the local authority or the Secretary of State *must* preserve a listed building or its setting; and neither does it indicate that a development that does not preserve them is unacceptable and should therefore be refused.
- 3.5 The judgement in respect of *R* (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin) makes this clear at Paragraph 49, where it states that:

"This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rises to a strong presumption against planning permission being granted. The presumption is a statutory one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering."

- 3.6 This key point is also made in Paragraph 54 of Forest of Dean DC v Secretary of State for Communities and Local Government [2013] EWHC 4052 (Admin), which identifies that:
 - "...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building".
- 3.7 In other words, it is up to the decision-maker (such as a local authority) to assess whether the proposal which is before them would result in "acceptable change".

National Planning Policy

- 3.8 Relevant national planning guidance for England is outlined in the NPPF, Section 16 Conserving and Enhancing the Historic Environment.
- 3.9 In terms of an application, paragraph 194 identifies that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

3.10 NPPF paragraph 197 is relevant when it states that:

"In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness."

3.11 Paragraph 199 states:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

3.12 Paragraph 200 then adds that:

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."
- 3.13 Paragraph 201 then states the following in respect of the identification of harm, which is assessed to be 'less than substantial' harm: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."
- 3.14 Paragraphs 24 and 25 of the High Court judgement, in respect of *Bedford BC v* Secretary of State for Communities and Local Government (2013) EWHC 2847, clearly highlight the high threshold required for a development proposal to constitute 'substantial harm', and also serve to emphasise the very broad spectrum of 'less than substantial harm' in terms of proposed development:

"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away. Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."

3.15 Therefore, for the harm to be substantial — and require consideration against the more stringent requirements of paragraph 201 of the NPPF compared with paragraph 196 — the proposal being considered would need to result in the heritage asset's significance either being "vitiated altogether [i.e. destroyed] or very much reduced".

3.16 As far as this proposal is concerned, it further highlights that 'less than substantial harm' must, by implication, span the full breadth of developmental effects that would not result in an asset's significance being either "vitiated altogether or very much reduced".

Local Planning Policy

3.17 Policy CSP.1 of the *Forest of Dean Core Strategy* (adopted on 23 February 2012) covers Design and Environmental Protection. The wording is as follows:

"The design and construction of new development must take into account important characteristics of the environment and conserve, preserve or otherwise respect them in a manner that maintains or enhances their contribution to the environment, including their wider context. New development should demonstrate an efficient use of resources. It should respect wider natural corridors and other natural areas, providing green infrastructure where necessary".

- 3.18 It then continues to add that "In achieving the above, the following will be considered...The impact on any protected sites (natural and historic sites and heritage assets) and potential for avoiding and/or mitigating any impacts, or providing enhancement, should the development be acceptable".
- 3.19 The legislation, plans and policies identified in the paragraphs above have been considered properly in the preparation of this report.

Section 4 Assessment

- 4.1 In accordance with paragraph 194 of the NPPF, this section identifies those designated heritage assets with the potential to be affected by the proposed development.
- 4.2 Based on the information gathered as part of this assessment, and the nature of the proposals, it is considered that only the curtilage listed walled garden would be affected by the proposals; although, as the walled garden is listed in association with the Grade II listed Aylesmore Court, this will also need to be considered to provide context to the assessment. The layout and main features of the site are indicated on **Plan EDP 1**.

Aylesmore Court and Walled Garden

4.3 As noted above, the walled garden has been considered by FoDDC to be curtilage listed in association with the Grade II Aylesmore Court (list entry 1186623). This building was first listed in 1988 and the listing citation identifies it as a large detached country house, although makes no mention of the walled garden. The citation, reproduced in full, reads:

"Aylesmore Court GV II Large detached country house. Early C19. Rendered; hipped Welsh slate roof to deep eaves overhang and ovolo mould frieze. Front is two storeys, 3-windowed, with broad pilaster divisions over a slight plinth, with three 16-pane sashes over 2 plate-glass sashes and a central 8-panel door to fanlight with early C20 glazing. On the long return, left, a 12-pane sash over a deep plate-glass sash; at back is a 12-pane sash with cast-iron 'net' balcony rail, and two hexagonal oriels. Interior: good circular stair with stick balusters and an arched sash window, various shutters and doors. At the back of the building a service court is enclosed by a very lofty wall, up to c 6 metres high, in a segmental curve."

- 4.4 The site visit confirmed that the main house is much as the listing citation describes. In form, the building is a two storey block, square in plan with the entrance to the west and main elevation overlooking lawns and gardens to the east (**Images EDP 1** and **2**). The main block is of apparent early 19th century date, with a rear block (to the west) added in the early 20th century along with some alterations on the southern elevation (**Image EDP 2**). More recently, additional windows have been put into the southern elevation.
- 4.5 The walled garden sits to the south of the main house, located on a southern facing slope with leads down to a stream. As a result of the slope, it has been terraced, with the main northern wall acting also as a retaining wall to create a walkway/terrace in front of the southern elevation (**Images EDP 3** and **4**). The plan form is broadly rectilinear, with curving walls on the north-east/west corners and two flanking walls leading down to the stream. The western wall culminates in a slight curve towards the stream whilst the eastern wall does not run perpendicular and does not end in a curve, that being a more angled join with the southern wall. The southern wall itself is only present at either end

with the remainder not present and open to the stream; historic mapping suggests that the southern wall extended to the full enclosure.

- 4.6 The wall itself is of roughly coursed rubble construction with a stone coping. There are suggestions that the wall was built in phases and looks to have been raised, particularly on the western and northern flanks where it forms a retaining function. In the north-eastern corner there is a small recessed room with vaulted ceiling of unknown function, most likely a store (Image EDP 5). A second blocked arch in the north-western corner presumably represents a second store. Otherwise, the western wall contains a doorway opening with brick segmented arch (Image EDP 6). The southern end of this wall has a break for a wide entrance into the walled garden. There is a single pipe projecting from the northern wall, which may be suggestive of some intention for water/heating feed, but otherwise the fabric of the wall is blank, with no signs of former internal or external structures, unless otherwise noted above.
- 4.7 The interior is partially terraced, with three terraces, beds and steps leading onto a now largely lawned area.
- 4.8 Historic information, discussed below, sheds some light on the former layout and history of the house and garden. More widely the walled garden sits within modest grounds evidently developed as both functional and pleasure gardens. The development of this helps to understand the walled garden, by placing it within the context of the wider gardens.
- 4.9 In terms of the history of the house, the Pevsner guide notes that it was probably built around 1820 for the Peel family, although the Victoria County History (VCH) identifies that a farm was established by the late 17th century, being owned by Edmund Bond in 1670.
- 4.10 The VCH notes that in 1707 the estate was "said to have a good house and estate", suggesting there may have been an antecedent for the current building. In c.1820 the estate was bought by the Peels, of Manchester, who set about enlarging the estate to over 1000 acres. The Peel estate was broken up in the 1870s and passed through a number of owners until the house and a remnant of the former estate was bought in 1906 by PN Palin.
- 4.11 Palin altered the house by extending it to the west and creating two new bow windows on the southern elevation, which overlooked the walled garden. The house passed to Roger Fleetwood Hesketh who then sold it in 1952 to Mr Arnott. Mrs Arnott held onto the house until 2003. The current owners bought the house in 2004.
- 4.12 The earliest mapping of detail is the Tithe map of the 1840s (not illustrated). This shows the extent of the Peel's estate, which was focused on the main house and gardens, along with much of the surrounding land, albeit the majority of this, including the area covered by the later garden, appears to have been tenanted out. Notwithstanding this, the 'core' of the estate comprised the main house with garden area to the east, coach house and other outbuildings to the west. The walled garden, with its curious wall outline is clearly shown to the south, indicating that it was in place by this time and was most likely

- associated with the revamp of the estate by the Peels in the 1820s, which, as far as the known sources indicate, is the date of the construction of the main house.
- 4.13 A point of note on this plan is that the plot to the east of the walled garden had yet to be incorporated into the wider grounds and was tenanted out and described as 'Rough Pasture'.
- 4.14 By 1877, when the estate came up for sale following the demise of the Peel residents, the gardens had evidently become quite expansive. In sales particulars of 1877, the description evokes that they were "beautifully placed, in a splendid situation" and that the house was "placed in one of the choicest plots on the Estate so as to command the grandest views possible of the Severn Valley". It then describes the composition of the grounds, noting an entrance lodge (situated on the main road to the west), avenue carriage drive, stables etc, with shrubbery and planted pleasure grounds and orchard of about 7 acres. The 'ornamental portion' is described as having croquet and other lawns, laurel walks and a range of specimen trees, conservatory and vinery (which now sits in a ruinous state to the north-east of the house).
- 4.15 It describes two walled gardens, the first being the 'Kitchen Garden' whereby it "is walled and is laid out in terraces". The second it describes as partially walled. It also describes a root house and potting shed, a gardener's cottage and an orchard.
- 4.16 Further sale particulars from 1892 emphasise the magnificent panoramic views and also a report on the mineral bearing strata of the estate, perhaps intended to broaden appeal to industrial investors in the face of lack of interest. This adds some further detail, describing "Park-Like lands" flanking the driveway, evidence that there was once a fairly large estate. It again describes two kitchen gardens, one being laid out to terraces.
- 4.17 The First Edition Ordnance Survey map of 1881 (**Plan EDP 2**) shows the property at around the time of these particulars. This shows the walled garden and its curious shape including the curved walls and the southern wall. It also includes the two small storage rooms at the north-eastern/north-western corners and a terrace running along the northern wall. The interior is laid out with paths in a geometric pattern with a path leading through the wall to the west, presumably through the small doorway noted on the site visit. A small building is noted to the west of the walled garden. The map also shows the main elements of the grounds as described in the particulars, including the driveway approach, the cottage, outbuildings to the west, and lawns with glasshouse to the northeast and specimen planting. The wooded valley stretches to the south-east with some suggestion of water management features such as sluices, cisterns and ponds. Fragments of these were noted on the site visit, but their origin is unclear; e.g. they may be the remnants of an ornamental walkway along the valley.
- 4.18 No details of the acquisition by the Palins are available, although evidently it came into their ownership around the turn of the 20th century and through their descendants came to be described in sales particulars of 1952, when it was bought by the Arnotts. This gives the property its second period of stability. The particulars again emphasise the views to the east to the Severn Estuary and beyond, and that "ornamental trees of cedar,

copper beach and pines stretch pleasantly down a valley towards the east giving a vista of lovely views of the River Severn". It also notes "two partly walled gardens both now used for vegetables".

- 4.19 The 1902 Ordnance Survey map (not illustrated) shows the arrangement of the grounds by the time of the Palin's tenure. There is no detail of the walled garden other than the indication of steps from the northern wall, and similarly less detail of the gardens and wider grounds. The map does suggest that the wooded area has expanded to in the valley in the south-east, with further ponds added.
- 4.20 By the time the estate was acquired by the current owners, the house had become neglected somewhat, with the sales particulars from 2003 describing the house as requiring 'improvement' and the walled garden as 'overgrown'. Gradually over the last 15 years, the current occupiers have refurbished the house and gardens, including the restoration of a pond and cascade.
- 4.21 The 1972 map (**Plan EDP 2**) shows detail in the Arnott era, including pig pens located within the walled garden and structures added to its western side.

Discussion

- 4.22 There is no direct dating evidence for the walled garden. The walls do appear to have existed at the time of the Tithe map of the 1840s. Given the history of the site and placement in association with the main house, it is most likely that it dates from the construction of the house in c.1820, if not soon afterwards. By this point in history, walled gardens were already well established, with early examples from the 16th and 17th centuries being an integral part of an estate, often being in close relationship to the main house (Taigel and Williamson 1993). The trend during the 18th century increasingly saw the walled garden move away from the house as the trend for open naturalistic landscapes became fashionable, with the walled gardens often located close to the stables to allow for easy manuring (*ibid.*).
- 4.23 Notwithstanding this, the earlier 19th century saw that walled gardens could be located close to the house, particularly in smaller estates such as Aylesmore. Walled gardens were sometimes recognised for their importance as "areas for pleasure and promenade" (ibid. 110) often with flower borders, formal geometric paths and with architectural ornament that suggest more than just a functional element, although they would still not be located in front of the main elevation of the house.
- 4.24 Therefore, it would seem the walled garden at Aylesmore had more of an aesthetic quality rather than just function, which is evidenced in some of the historic architectural devices. A photograph from the 1950s shows the steps flanked by short pillars with small ball finials (**Appendix EDP 1**) and a terraced walkway along the northern flank, suggestive of a promenade. The curved walling is also suggestive of being designed to show elaborated planting of exotic species, designed to take advantage of the south facing slope. Also, it is one of two walled gardens, with the other being close to the stables, which suggests that there was a division between more workaday functional food production and that of a

more formal garden, designed to be both productive and forming part of the formal arrangement of pleasure grounds with its sheltered walls offering an area to promenade.

- 4.25 Its aesthetic role is also emphasized by the addition of a rear wing and large bay windows in the first floor of the southern elevation of the main house (as shown on **Appendix EDP 1**) in 1908 which, according to the plans held in the archives, were the library and billiards room and likely to have been designed to take advantage of views over the walled garden to the south.
- 4.26 In terms of significance, despite its curtilage listing status, walled gardens are relatively common, if somewhat neglected, on country estates. Given the likely late date of this particular example, and its lack of any sophisticated features or evidence for technical or architectural innovations, such that would elevate its level of interest, the walling is not considered to be of sufficient significance to be listed in its own right. Nonetheless, it does have some base architectural interest manifest in the walling, and strong historic interest in association with Aylesmore Court, whose history and inhabitants are fairly well documented. There is very little artistic and archaeological interest.
- 4.27 Given this, it is considered that in and of itself, the architectural interest is at a local level whilst its overall significance is strengthened through its historic relationships to the main house as part of a wider landscape.

Impacts

- 4.28 The development proposals comprise the addition of a swimming pool within the walled garden along with associated landscaping and a pool house.
- 4.29 It should be recognised that the proposals have been updated, in part as a response to the Conservation Officer's pre-application comments and in part as a result of the findings of this report.
- 4.30 In detail, the proposals would result in changes to the walled garden. These comprise:
 - Addition of swimming pool within the south-east corner;
 - Associated landscaping comprising low retaining wall, steps and paving;
 - Topiary planting and other new trees; and
 - Pool house with solar panels.
- 4.31 The addition of the pool will introduce an element not formerly identified within the walled garden area. However, in concept, the addition of a pool would not be out of place within the ethos of a walled garden as a place of recreation given the movement away from solely the growing of produce. Given the evidence that this walled garden potentially had such a dual purpose, the introduction of an element designed for aesthetic and pleasure

- reasons is not considered to be out of place within the walled garden itself whilst the inclusion of vegetable beds again provides that ongoing dual purpose.
- 4.32 The pool is located within the south-eastern corner of the walled garden, aligned upon the historic axis of the geometric 'quartering' seen on the 1880s Ordnance Survey map, so in this sense it reflects the historic arrangement.
- 4.33 The pool has also been located towards the flatter part of the walled garden, to avoid extensive earthworks and retaining walls. As a result, the pool itself is terraced into the slight slope, with the sections indicating only a 0.5m high retaining wall on the northern side and some modest re-profiling of the existing bank (see sections). The landscaping is proposed to be low key, with the pool surrounds being grass, and with paving only at the pool house end, again minimising the alteration of the space within the current garden. As such, the pool will not have a great impact on the levels, and is not considered to disrupt the architectural or historic interest of the walled garden.
- 4.34 The introduction of the pool building will be the biggest physical change. Overall, the design approach is overtly modern and lightweight, with glazing overlooking the pool area and use of timber cladding to reflect its subsidiary use and not distract from the hierarchy of the wall. The expanse of glazed wall would echo historical structures such as greenhouses/orangeries, which typically adorn the interior of walled gardens.
- 4.35 The pool house has been designed to straddle the wall, with the element within the walled garden for recreation purposes, and an element on the outside containing facilities and plant. This is a deliberate design intention which has two purposes. Firstly, this arrangement allows for massing to be taken out of the walled garden to ensure minimal built form within it; and secondly such an arrangement is not inconsistent with an historical arrangement. Typically, walled gardens, especially ones with an element of recreation in their intention, would have more functional buildings, such as boiler houses, potting sheds, coke stores etc. As such, the straddling of the wall by such a building reflects a typically historical arrangement functional aspects on the exterior, and recreational/display elements on the interior.
- 4.36 Although there is no evidence that such existed in this garden, it cannot entirely be ruled out, and there is a curious pipe protruding from the north wall as if to suggest that there may once have been structures on the interior, or at least they may have been intended. As Taigel and Williamson note, "most large kitchen gardens, from the end of the eighteenth century, had at least one ornamental glasshouse" (1993, 117), which demonstrates that such a feature is not uncharacteristic. Indeed, an exterior building does exist on the western side of the walled garden indicating such a structure is not alien to this particular walled garden.
- 4.37 The structure of the pool house is proposed as free standing from the existing wall. There would, however, be the insertion of a door within the fabric of the wall. This opening is modelled on the existing opening in the western wall, and is the minimum necessary to achieve a link. Although curtilage listed, the assessment notes above that the architectural interest of the wall is of local value and, given that the fabric removed is of

plain rubble construction and otherwise displays no architectural features, this limited removal is considered to be a negligible impact.

Section 5 Conclusions

- 5.1 This Heritage Statement has used the available baseline information, and the completion of a site visit, to identify and assess the impacts of proposals at Aylesmore Court upon the heritage significance of the walled garden, which is considered to be curtilage listed by FoDDC.
- 5.2 It has been prepared in response to the Conservation Officer's comments to preapplication proposals which have been submitted to Forest of Dean District Council.
- 5.3 The assessment has explored the heritage significance of the walled garden, noting that it is likely to date from the construction of the adjacent Aylesmore Court as one of two walled gardens. Due to its prominent position in relation to the house, it is likely that the walled garden had a recreational use as well as a functional one, forming part of the modest pleasures grounds which developed during the 19th century and are described in sales particulars from later in the period. More recently, the later 20th century saw a more purely functional use, indeed with evidence for pigsties within it in the 1970s.
- 5.4 Notwithstanding its listed status, it is a relatively late example of a wall garden and does not contain a great deal of architectural interest in itself, with the majority of interest deriving from its historic relationship with the Grade II listed Aylesmore Court as an integral part of the layout and use of the estate.
- 5.5 The proposals comprise the introduction of a swimming pool, landscaping and associated pool house.
- 5.6 The assessment considers that the addition of the pool and pool house would not be out of keeping with the walled garden, being a feature designed for recreation and utilising an area no longer for food production. In terms of design, the assessment explores how it has been carefully sited to echo what is known of the historical layout, whilst the pool building itself is overtly contemporary and lightweight, with its position reflecting a traditional feature within walled gardens.
- 5.7 The only physical impact to the wall will be a single opening, considered the minimum necessary and designed to complement a similar opening in the western wall. This change will result on the removal of a small amount of fabric, with only very base architectural interest being an original part of the wall. This is considered to be a negligible impact overall, considering the limited nature of the intervention and the overall significance of the walled garden.
- 5.8 Given these relatively negligible impacts, there is no heritage reason why the updated proposals within this site should not be treated favourably by the Local Planning Authority.

Section 6 Bibliography

Baggs, A. P. and Jurica, A. R. J., 'St. Briavels', in *A History of the County of Gloucester: Volume 5, Bledisloe Hundred, St. Briavels Hundred, the Forest of Dean*, ed. C R J Currie and N M Herbert (London, 1996), pp. 247-271. *British History Online* http://www.british-history.ac.uk/vch/glos/vol5/pp247-271 [accessed 03 September 2021].

Department of the Environment, 1990. Planning (Listed Buildings and Conservation Areas) Act.

English Heritage (EH), 2019. Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.

Historic England (HE), 2017. The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

Ministry of Housing, Communities and Local Government (MHCLG), 2021. *National Planning Policy Framework*.

Taigel, A. & Williamson, T., 1993 Parks and Gardens Batsford, London

Images



Image EDP 1: View of the main, eastern, frontage of Aylesmore Court looking south-west form the main lawn. This is the main frontage of the house, with the top of the north wall of the walled garden seen beyond, terraced into the south facing slope.



Image EDP 2: View of the southern elevation of Aylesmore Court, showing the relationship to the walled garden to the right and the terrace created along this side. Originally this elevation had fewer windows but more have been added by the current owners. The section to the left is the early 20th century addition (later modified) with the bow to the first floor also part of the early 20th century additions. Originally, a driveway passed along this elevation to reach the eastern frontage of the house.



Image EDP 3: View of the walled garden looking north-east, showing the effect of the terracing into the slope and relationship to the southern elevation of Aylesmore Court. The upper terrace is original whilst the lower terraces are later. The proposed swimming pool would be located on the lower flatter ground to the right.



Image EDP 4: View of the walled garden from the upper terrace, looking west and showing the effect of the curved northern wall.



Image EDP 5: View of the north-eastern corner of the walled garden, showing the small store in the corner.



Image EDP 6: View of the existing door opening within the western wall, looking west.

Appendix EDP 1 Photograph from the 1950s

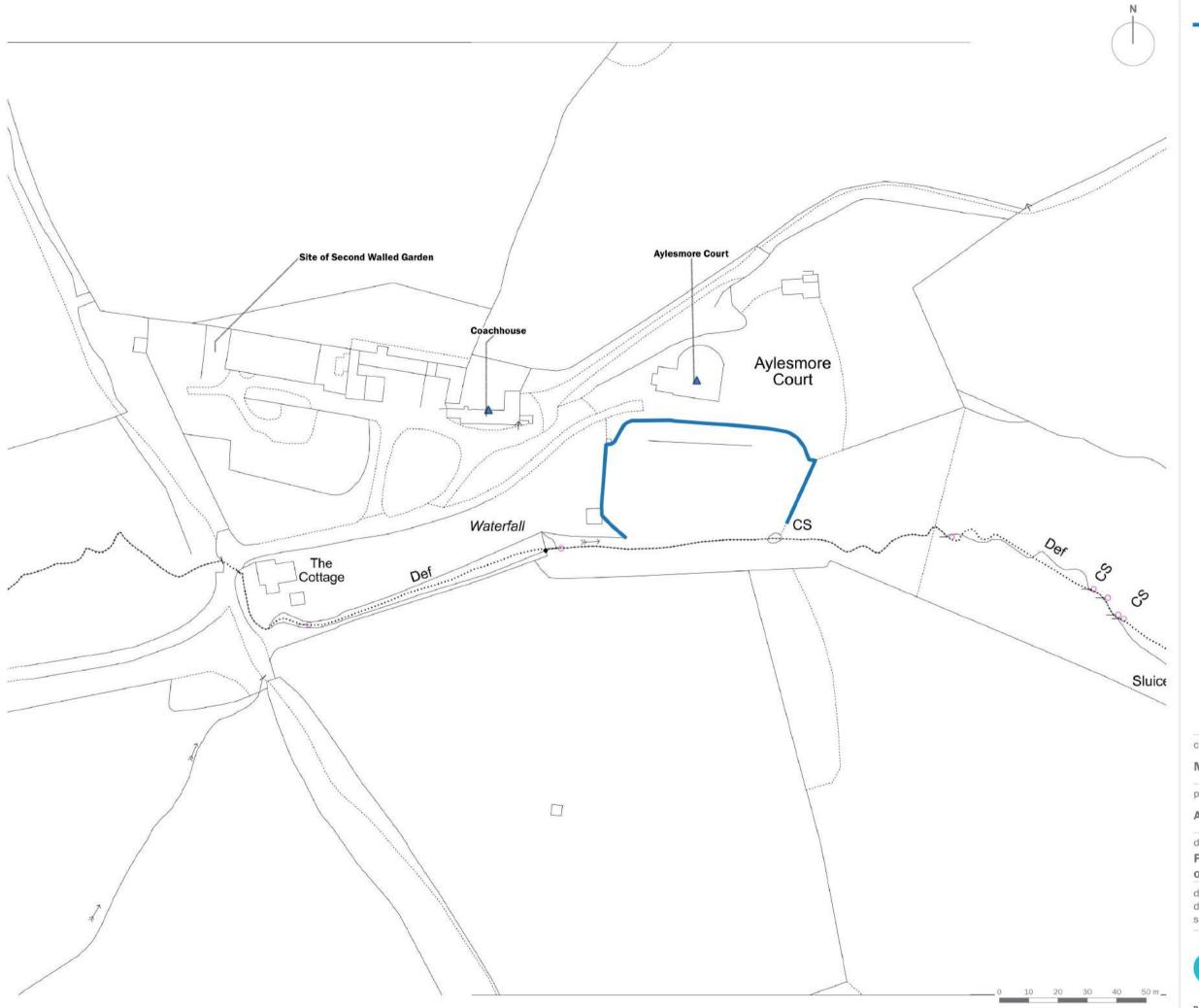


Plans

Plan EDP 1 Plan Showing the Main Features of the Site (edp7158_d001b 22 September 2021 EO/MM)

Plan EDP 2 Extracts from Historic Mapping

(edp7158_d002b 22 September 2021 EO/MM)



ent

Mr F. MacDermot & Dr M. Holmes

project title

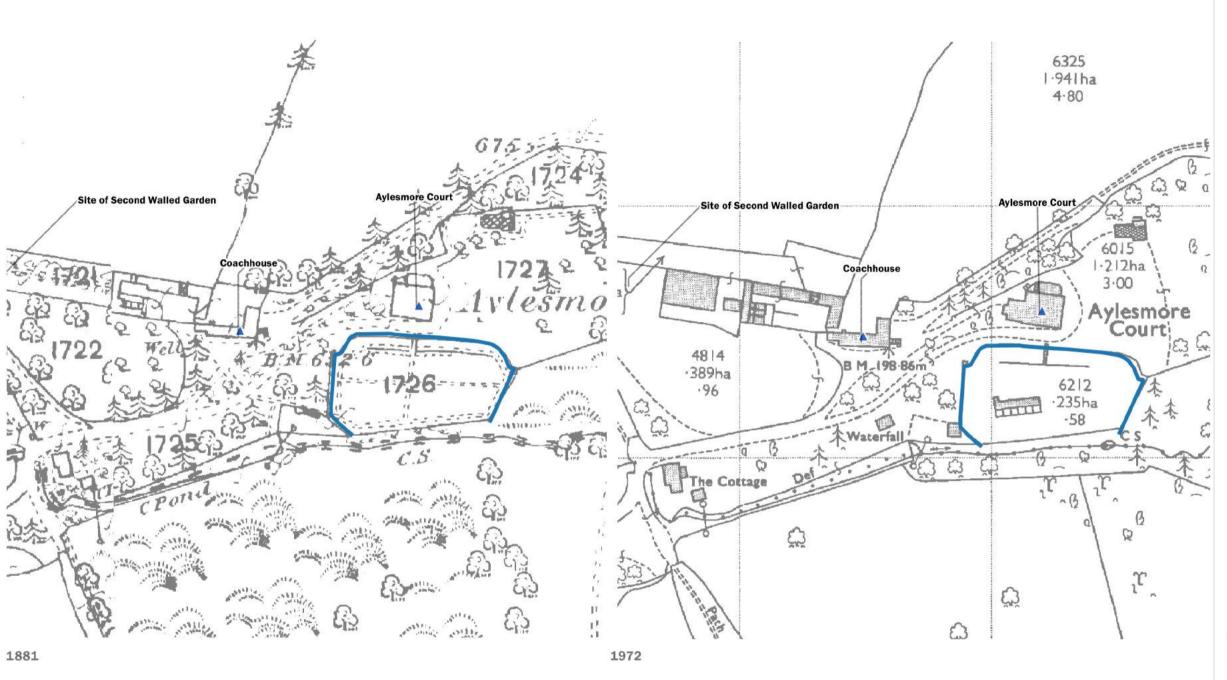
Aylesmore Court

drawing title

Plan EDP 1: Plan Showing the Main Features of the Site

date	22 SEPTEMBER 2021	drawn by	EO
drawing number	edp7158_d001b	checked	RS
scale	1:1,250 @ A3	QA	RB





▲ Grade II

Walled Garden

client

Mr F. MacDermot & Dr M. Holmes

project title

Aylesmore Court

drawing title

Plan EDP 2: Extracts from Historic Mapping

date	22 SEPTEMBER 2021	drawn by	EO
drawing number	edp7158_d002b	checked	RS
scale	1:1,500 @ A3	QA	RB



40 30 11



CARDIFF 02921 671900

CHELTENHAM 01242 903110

CIRENCESTER 01285 740427

info@edp-uk.co.uk www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Tithe Barn, Barnsley Park Estate, Barnsley, Cirencester, Gloucestershire GL7 5EG



URBANGARE DESIGNES BROUPS BY STILL BY S

IEMA Transforming the world to sustainability

Landscape Institute Registered practice