



**THE COUNCIL HOUSE GARDENS  
AT BOURNE HILL,  
SALISBURY,  
WILTSHIRE**

**Conservation Management Plan**

Prepared for:  
**Wiltshire Council**

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AT BOURNE HILL, SALISBURY,  
WILTSHIRE****Conservation Management Plan****Contents**

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**Conservation Management Plan**

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The report was researched and compiled by Rosemary Thornber. The drawings were compiled by Elizabeth James and Rosemary Thornber. The project was managed for Wessex Archaeology by Paul White.

**THE COUNCIL HOUSE GARDENS  
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**Conservation Management Plan**

## **1 INTRODUCTION**

### **1.1 Purpose and Scope of the Conservation Management Plan**

1.1.1 Wessex Archaeology have been commissioned to prepare this Conservation Management Plan (CMP) by Wiltshire Council (formerly Salisbury District Council) of the Grade II Registered Council House Gardens at Bourne Hill in Salisbury (NGR SU 14766 30389), hereafter referred to as 'the Site' (Figure 1). Salisbury District Council was dissolved and subsumed into Wiltshire Council, created in April 2009.

1.1.2 Planning Application S/2008/0350 was made in 2008 for an extension to the north of The Council House and landscaping works within the Site. The planning application was granted on 14th July 2008. The application is associated with a second approved application, S/2008/0351, to demolish the existing Grade II\* 19th century extension to The Council House. The CMP was written to fulfil a requirement of Schedule item no. 2, within the Memorandum of Understanding prepared by Salisbury District Council on 2nd July 2008.

1.1.3 The purpose of this CMP is to understand the values of the Site and assess its significance, in order to apply an appropriate set of policies to ensure its long-term protection and enhancement. The CMP relates to the proposed works of the current planning application and any subsequent works in the future. An accompanying maintenance plan will provide information regarding the care of the Site in the immediate, medium and long-term time-frame.

### **1.2 Background to the CMP**

1.2.1 The Site is a Grade II Registered Garden, as of November 2007, containing six structures that are on the List of Buildings of Special Architectural or Historic Interest (listed) and a section of the City Rampart which is a Scheduled Monument. The Site is also within the Salisbury City Centre Conservation Area, which is currently under review (*'Salisbury City Conservation Area Appraisal and Management Plan Consultation Draft January 2010'* by Forum Heritage Services, 2010). The CMP was commissioned to ensure that any future works within the Site will be sympathetic towards this heritage asset.

1.2.2 This document has been prepared, following the issue of many previous reports addressing the Site. Primarily, an Environmental Statement (ES) was prepared to inform the planning applications submitted in 2008 (Salisbury District Council Extension of Office Accommodation at Bourne Hill Environmental Statement Written Statement vol. 1 edited by The Landmark Practice). The chapters on the 'Historic Landscape and Garden', 'Historic

Built Environment' and 'Archaeology' were produced by Wessex Archaeology. A recommendation was made within this ES, stating that 'The management of the Scheduled Monument and the Registered Park and Garden will benefit from the production of a management plan to, amongst other matters, identify key issues relating to the survival of the Scheduled Monument' (Landmark Practice 2008, 6-17).

- 1.2.3 In addition to fulfilling the planning application condition, it is hoped that this document will provide a succinct statement of the history and significance of the Site, synthesize the findings of the previous reports and give practical advice for the Site's continued maintenance, enhancement and enjoyment.

### **1.3 Preparation of the Plan**

- 1.3.1 This document is written following the methodology given in 'Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment' (English Heritage 2008). The methodology provides guidance to fulfil the objective of 'protecting and enhancing the natural and historic environment' as stated in Planning Policy Statement 1 Delivering Sustainable Development (2005). The need to protect and enhance this Site is that it is valued as part of the historic environment of Salisbury, with significance on different levels to a variety of stakeholders. The UK ratified the Granada Convention (1985) and Valletta Charter (1992) which confirms its commitment to regard for the historic environment.

#### **Consultation in 2008**

- 1.3.2 Initial consultation was completed during the preparation of the 2006 Environmental Statement, both with English Heritage, non-statutory advisory bodies and the public. Following the outcome of this, the scheme for the proposed works was revised, leading to the 2008 planning applications and environmental statement. The following consultations were included within the 2008 environmental statement (Landmark Practice 2008): English Heritage, Wiltshire County Council Archaeological Service, The Wiltshire Archaeology and Natural History Society, The Wiltshire Gardens Trust, The Garden History Society.

- 1.3.3 Further consultations were completed in 2010 for this CMP with: English Heritage, the Conservation department of Wiltshire Council, The Wiltshire Archaeology and Natural History Society, The Wiltshire Gardens Trust, The Garden History Society, the Salisbury Civic Society and Salisbury City Council Parks Department. These responses are given in Section 2.13.

#### **Sources**

- 1.3.4 A full list of sources is given within the Bibliography section.

#### **Best practice**

- 1.3.5 This report has been carried out with regard of '*Informed Conservation-Understanding historic buildings and their landscapes for conservation*' by Kate Clark (English Heritage 2001), '*Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*' (English Heritage 2008) and '*Conservation Management Planning*' by the Heritage Lottery Fund (2008).

***Assumptions and Limitations***

- 1.3.6 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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## 2 UNDERSTANDING THE SITE

### 2.1 Site Location and Topography

2.1.1 The Site is located on the north-eastern edge of the medieval City of Salisbury. It is bounded by the Wyndham Recreation Ground and terraced houses along Belle Vue Road to the north, College Street to the east, Bedwin Street and Bourne Hill to the south and the grounds of St. Edmunds Church to the west. The environment of the Site comprises a mixture of grassland, mature trees, asphalt car park and buildings (Figure 1).

2.1.2 The Site is located on a mixture of artificially terraced, landscaped and gently sloping ground (from north to south) at a height of between c. 55-50m above Ordnance Datum (aOD). The underlying drift geology of the Site is the Higher Terrace Gravel of the Avon valley, lying above Upper Chalk of the Cretaceous Period (Geological Survey of Great Britain, Sheet 298, 1976).

### 2.2 Current Arrangement of the Site:

2.2.1 The Site has been utilised as an open, civic space since the purchase of Bourne Hill in 1927 by the Corporation of Salisbury. Currently, the ownership is split between Wiltshire Council and Salisbury City Council. The Site forms five distinct areas (Figure 3):

- The Council House – the main buildings and the east access road; owned by Wiltshire Council.
- Forecourt – the paved area to the south of the building and enclosed by the west boundary wall and the east wall; owned by Wiltshire Council.
- North Garden – area to the north of the main building, enclosed by the north wall, the east wall and the west boundary wall; owned by Wiltshire Council.
- Long Garden – the garden and seating area to the west of the main buildings, enclosed by the west boundary wall; owned by Wiltshire Council.
- East Garden – the parkland to the east of the main buildings, containing the City Rampart, the lawn area and enclosed by the east wall, the south boundary wall, the east boundary wall and the north boundary fence of two-bar cast-iron; owned by Salisbury City Council.

2.2.2 The five areas can further be subdivided into assets within those areas, (Figure 3). The assets are described within the Gazetteer in Appendix 1 and are listed below:

ASSET	NAME	TYPE	DATE	STATUS
CH1	THE COUNCIL HOUSE	Building	C18th or earlier	Grade II*
CH2	Modern Extension	Building	2009-10	
CH3	Site of Urns (temporarily in store)	Monuments	C19th	Grade II
CH4	Path and borders along east side of The Council	Structure	C17th or	

	House and extension (CH 1 and 2)		earlier and C21st	
<b>CH5</b>	Hornbeam tree by east wall of North Garden (NG4)	Vegetation	C19th?	
<b>F1</b>	<b>FORECOURT</b>	Paved area	C18th or earlier - 2010	
<b>F2</b>	South wall of forecourt	Structure	C19th	
<b>F3</b>	West boundary wall, part of NG3	Structure	Early C18th - 2010	Grade II
<b>F4</b>	East wall of forecourt	Structure	Early C18th	Grade II
<b>F5</b>	Structure at south-west corner, part of NG3	Structure	C18th	Grade II
<b>NG1</b>	<b>NORTH GARDEN</b>	Planted area	C18th - 2010	
<b>NG2</b>	Potting shed/Gardener's store	Building	mid C19th	
<b>NG3</b>	West boundary wall	Structure	C17 <sup>th</sup> - 1928	Grade II
<b>NG4</b>	East wall	Structure	Mid C18th	
<b>NG5</b>	Sundial (formerly in East Garden)	Monument	1722	Grade II
<b>NG6</b>	Pond	Structure	2010	
<b>NG7</b>	Plaque commemorating past Councillors	Structure	1996?	
<b>NG8</b>	Oak tree	Vegetation	C18th?	
<b>NG9</b>	Blind windows in west boundary wall	Structure	C18th?	
<b>LG1</b>	<b>LONG GARDEN (FORMERLY WEST YARD)</b>	Paved area	C20th-2010	
<b>LG2</b>	West boundary wall, part of NG3	Structure	C18th or earlier	Grade II
<b>EG1</b>	<b>EAST GARDEN</b>	Planted area	C16th	
<b>EG2</b>	City Rampart	Monument	C15th or earlier	Scheduled
<b>EG3</b>	City Rampart south section	Monument	C15th or earlier	Scheduled
<b>EG4</b>	City Ditch	Structure	C15th or earlier	
<b>EG5</b>	Salisbury Cathedral Porch	Monument	C15th	Grade II
<b>EG6</b>	Memorial Urn	Monument	1774	Grade II
<b>EG7</b>	Gate pier	Structure	C19th	
<b>EG8</b>	Ice House	Structure	C19th	
<b>EG9</b>	Cedar of Lebanon	Vegetation	C18th?	
<b>EG10</b>	Lawn	Vegetation	C18th	
<b>EG11</b>	Trees on top of City Rampart	Vegetation	C18th or earlier	
<b>EG12</b>	Treed area between ditch and east boundary wall	Vegetation	C18th or earlier?	
<b>EG13</b>	Treed area around south section of City Rampart	Vegetation	C18th or earlier?	
<b>EG14</b>	North boundary fence	Structure	C20th	
<b>EG15</b>	East boundary wall	Structure	C19th	
<b>EG16</b>	South boundary wall	Structure	C19th	
<b>EG17</b>	Perimeter path of East Garden	Structure	C18th	
<b>EG18</b>	Extension of the path at south-east corner	Structure	1901-1936	

<b>EG19</b>	Steps and curbing on west side of City Rampart, possible remains of glass sheds	Structure	1901-1936	
<b>EG20</b>	Steps and curbing in south-west corner	Structure	C19th?	
<b>EG21</b>	Drainpipe	Structure	C19th	
<b>EG22</b>	Oak new planting	Vegetation	2010	
<b>EG23</b>	Oak new planting	Vegetation	2010	
<b>EG24</b>	Oak new planting	Vegetation	2010	
<b>EG25</b>	Cedar of Lebanon new planting	Vegetation	2010	
<b>EG26</b>	Cast Iron Urns	Structure	C19th	Grade II
<b>EG27</b>	Stone Horse Trough	Structure	C19th	

## 2.3 Brief Description

### ***The Council House (CH1):***

2.3.1 The Council House was originally constructed as St. Edmund's College in 1267 and rebuilt in brick and stone dressings, by Sir Giles Estcourt following his purchase of the estate in 1576. The building was still known as The College, until it was acquired by Sir Wadham Wyndham in 1660, when it was known as Wyndham House. The south façade was re-fenestrated between 1690 and 1734. A canted bay window was added to the east façade between 1734 and 1788. The east wing was extended and a second canted bay window was added between 1788-90. The south façade may also have been re-styled at this time. The estate was sold to Robert Futchter between 1869-71. Futchter sold the estate to Reverend Bourne in 1873, who bought the house, the walled (North) garden, the garden containing the City Rampart and Greencroft, but not Wyndham Park. The north extension of the east wing was constructed in 1874, when Bourne moved St. Andrews College here, from Chardstock. St. Andrew's College was disbanded in 1885 and between 1914-18, officers were accommodated in the house. Following Bourne's death in 1925, the Corporation of Salisbury acquired the Site in 1927, from which point it was known as The Council House.

### ***Forecourt (F1):***

2.3.2 The Forecourt is located on the south side of the Council House, forming part of the public façade of the offices. The 2009-10 works have removed the car parking and the asphalt surfacing, replacing it with dressed stone slabs and planting in the north-east and south-west corners. It is enclosed by the west boundary wall, the south boundary wall and an east wall. There are entrances within the low south boundary wall revealing the front façade of the building. Access is from the East Garden and from Bourne Hill / Bedwin Street.

### ***North Garden (NG1):***

2.3.3 The North Garden is located within the north-west corner of the Site, enclosed between the west and north boundary walls, a wall along the east side and the modern extension and the Long Garden to the south. The brick-built 19th century potting sheds (NG2) are located at the north end of the garden. Pathways of brick, which were laid in 1996, run around the perimeter of the garden, with ornamental flower beds along the outside and a lawn with a pond (NG6) and a sundial (NG5) in the centre. The garden was dedicated to Councillors who had died in service, in 1996 and a commemorative plaque (NG7) is located in the north wall. The 2009-10

works have enhanced the planting, restored the pond and sundial and removed the 'temporary buildings' of the 1960s.

**Long Garden (LG1):**

- 2.3.4 The Long Garden is located on the west side of the Council House and enclosed on the west by the west boundary wall that divides the Site from St. Edmund's Churchyard. This area was occupied by 1960s 'temporary buildings' which have been removed as part of the 2009-10 works. A seating area has been created and beds of ornamental planting.

**East Garden (EG1):**

- 2.3.5 The East Garden is located to the east of the Council House, demarcated by the north-south drive between the two, the south boundary wall, the east boundary wall and the north fence. The garden contains sections of dense vegetation, mature trees, an open lawn area, the City Rampart and other designated structures.

**2.4 Statutory Designations:**

- 2.4.1 These designations are a formal recognition of the value of the elements of the Site, on a national and regional scale of importance (English Heritage 2008, 27). They are based on the historic and architectural interest of the Site. The Site contains the following statutory designations (Figure 2):

- City Rampart East of the Council House – Scheduled Monument (WI736)
- Council House (Formerly Wyndham House) – Grade II\* (2/236)
- Western boundary wall and return section with doorway to street of the Council House – Grade II (2/336A)
- Walls either side of entrance to gardens separating them from forecourt of Council House, Bourne Hill – Grade II (2/336B)
- Two cast iron vases from 19th century – Grade II (2/336D)
- Pedestal Sundial from 1772 – Grade II (2/336E)
- 15th century Porch from Salisbury Cathedral – Grade II (2/336F)
- Memorial Urn of 1774 – Grade II (2/336G)
- Bourne Hill House Gardens – Grade II Registered Garden, 13th November 2007 (502759)

- 2.4.2 The Site is within the north section of the Salisbury City Conservation Area, which was formed on 7th February 1990, from the amalgamation of six existing conservation areas, dating from 1970-1984. The boundary of the conservation area is currently under review, ('Salisbury City Conservation Area Appraisal and Management Plan Consultation Draft January 2010' by Forum Heritage Services, 2010).

- 2.4.3 The adjacent Salisbury Arts Centre (St. Edmund's Church) is Grade II\* listed.
- 2.4.4 The trees in the Site are all protected as they are located within the Conservation Area and the registered Park and Garden.

## **2.5 Planning Context:**

- 2.5.1 Planning applications S/2008/350 and s/2008/351 replaced planning applications S/2006/0200 and S/2006/0201 and were approved in July 2008. The revisions detailed a reduction in the size of the Site and its boundary. The details of the revised applications are given within the ES (Landmark Practice 2008, Chp 1, 2ff). The 2009-10 works as outlined in the 2008 applications is virtually complete (October 2010).
- 2.5.2 Due to the statutory designations of the Site, national planning legislation and policies and local policies are in place to provide protection to the heritage assets present. These documents were consulted in the preparation of this plan, together with national guidance documents. The consulted documents are listed below.

### ***National Planning Legislation and Policies:***

- 2.5.3 Historic Buildings and Ancient Monuments Act 1953 – this Act required the compilation of a Register of Gardens, the protection of which are to be considered prior to the granting of permission for development.
- 2.5.4 Ancient Monuments and Areas Act 1979 – this Act states that Scheduled Monuments are legally protected and Scheduled Monument Consent is required before any works can take place on or in the setting of monuments, for example the City Rampart.
- 2.5.5 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 – this Act requires planning permission before any development of land and Local Planning Authorities may grant permission for development, subject to sections 66, 67, 72 and 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5.6 Planning (Listed Buildings and Conservation Areas) Act 1990 – works affecting Listed Buildings and Conservation Areas require further planning approval (for example Listed Building Consent) prior to commencement. English Heritage are consulted on cases of Grade I or II\* listed structures.
- 2.5.7 Planning Policy Statement 5: Planning for the Historic Environment (PPS5) 2010 – this Statement requires developers to demonstrate that their proposed works will respect and enhance heritage assets, where possible and that mitigation will be completed where assets may be adversely affected. PPS5 Historic Environment Practice Guide is an accompanying document, which sets out

### ***Local Policies:***

- 2.5.8 Since July 2010, "Regional Strategies have been revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004." (Chief Planning Office letter 6th July 2010). Therefore the Regional Spatial Strategy for the South

West (RSS10) September 2004 and the Wiltshire Structure Plan (Adopted January 2001) are no longer applicable.

2.5.9 In accordance with the Planning and Compulsory Purchase Act 2004, the Salisbury District Council Local Plan (Adopted June 2003) will be replaced in the future by a Local Development Framework (LDF). Until it is completed, policies from the local plan were saved from September 2007 and remain in use as Saved Policies:

2.5.10 Salisbury District Council Local Plan (Adopted June 2003) Saved Policies relevant to the Site:

- D3 Extensions
- D5 Open space within Salisbury Central Area
- D6 New Buildings within Salisbury Central Area
- D7 Public Realm
- C8 Loss of trees, hedges or other features
- C9 Prevention of the loss of woodland of landscape, historical or nature conservation value
- CN3 Proposed development affecting a listed building
- CN5 Proposed development inside or outside the curtilage of a listed building
- CN8 Permission of developments which preserve or enhance the existing character of the Conservation Area
- CN11 Views from and into Conservation Areas
- CN18 Retention and restoration of historic parks and gardens
- CN20 Scheduled Monuments
- CN21 Known or potential sites of archaeological interest
- CN22 Preservation in situ or recording of archaeological remains
- CN23 All developments within the historic settlement of Salisbury

***National Guidance:***

- English Heritage Conservation Principles, Policies and Guidance 2008
- Kate Clark Informed Conservation 2001
- English Heritage The Management and Maintenance of Historic Parks, Gardens and Landscapes 2007
- CABE Guide to Producing Park and Greenspace Management Plans 2004

## 2.6 Historical Background

2.6.1 A broad timeline is given in the following table, highlighting key dates and events within the development of the Site and corresponding events in the history of Richard Woods:

### *Timeline - Key Dates:*

<b>Date</b>	<b>Events in Bourne Hill History</b>	<b>Richard Woods' history in relation to Bourne Hill</b>
1269	Construction of St. Edmund's Church and founding of the College.	
1415-1500	Construction of the City Rampart and external ditch.	
1543	The College surrendered to the Crown during the Reformation.	
1546	William Barbe acquires the College from the Crown.	
1576	Estate sold to Sir Giles Estcourt, majority of medieval buildings demolished and the new house built of brick and stone, and the west wall may have been built at this time. The house was still known as the College.	
c.1600	Speed's map shows buildings east of St. Edmund's Church, linking to city wall. The College is shown with a formal garden, orchards, two ditches planted with trees (register entry).	
1660	Estate acquired by Sir Wadham Wyndham and his family.	
1661	A mud wall was built by Sir Wadham Wyndham along the east boundary, enclosing the City Rampart.	
1716	Naish's map of Salisbury, showing the west wall between the College and the church grounds.	
1722	A sundial was given from Thomas Earl of Pembroke, and placed within the North Garden. It was later moved to the East Garden, in front of the Council House.	
1734	A view of the College showing a formal garden and the City Rampart as terraces in front of the east façade of the house.	
1736	Sir Wadham Wyndham dies and his son Henry inherits the estate.	
1760-65		Woods' work at Cannon Hall, Yorkshire for John Spencer
1764-71		Woods' work at Wardour Castle for Lord Arundell, c.15 miles from Salisbury.

1767	Henry Penruddocke (H. P.) Wyndham's father-in-law, Thomas Penruddocke is mentioned by Lord Arundell in correspondence.	
1768	H. P. Wyndham occupied the house, before inheriting it from his father Henry.	
1771	H. P. Wyndham becomes mayor of Salisbury.	Woods is dismissed by Lord Arundell.
1771-2	Charles Haskins mentions 'H. P. Wyndham was levelling a portion of the City Rampart to form the lawn on the east side of the house' (Cowell 2009, 240).	Woods prepares a plan for the grounds, including a lawn area and an informal area around the rampart.
1772	H. P. Wyndham becomes Sheriff of Wiltshire.	
1774	A memorial urn commemorating the discovery of Anglo-Saxon remains at north-east corner of the grounds, which may have been discovered during H. P. Wyndham's levelling works in 1771-2.	
1778		Woods is paid by Wyndham for giving him advice.
1783		Woods' plans were all self-drawn by this time.
1788	H. P. Wyndham inherits the house and grounds.	
1788-90	A 44 acre park and a north extension of the east wing of the College was designed and built by S P Cockerell for H. P. Wyndham. Cockerell's plan shows a dotted line for the second canted bay window of the east façade of the house.	
1791	The 15 <sup>th</sup> century porch of Salisbury Cathedral is erected in the south-east corner of the garden, possibly relating to Woods' 'summer house'. At this time, the cathedral was restored by James Wyatt.	
1819	The East Garden is extended to the south-east with the acquisition of more land.	
1869-71	House and grounds put up for auction and are acquired by Robert Futcher.	
1870s-80s	Futcher builds houses over part of the grounds.	
1873	Reverend George Hugh Bourne buys house from Futcher, walled kitchen garden, garden with City Rampart and Green Croft.	
1874	Bourne transfers St. Andrew's College of Chardstock to the estate and the north extension to the east wing was constructed.	
1875	Bourne buys small part of garden north of house (Listed Building register says site of swimming pool?).	



1881	An ice house is shown on the 1881 OS map as inserted into the north end of the City Rampart.	
1885	St. Andrew's College was disbanded.	
1914-18	The College was used by the War Office for accommodating officers.	
1925	Reverend Bourne dies.	
1927	Corporation of Salisbury buys house and grounds.	

**Phase 1: St. Edmund's Church's role in formation of the garden – 1269 AD**

2.6.2 The city of New Sarum, or Salisbury as it is now known, was established in 1220, replacing the earlier town and cathedral situated at Old Sarum. Development of the majority of the street blocks, or 'chequers' of the city took place during the 13th and 14th centuries, and this rapid growth of the city quickly led to the need to establish new parishes. Three new parishes were established on the edges of the medieval city in 1269, one of which was St Edmund's, which encompassed most of the northern half of the city, and whose church was built to the north of Vanner's Chequer (Wiltshire Council 2010, 49). It was founded as a Collegiate Church by a Charter of Foundation in February 1269, and each of its two principal buildings was constructed within a site of comparable size to an entire chequer, suggesting considerable status.

**Phase 2: City Ramparts – 14th-15th Century**

2.6.3 The Royal Charter of 1227 (RCHM 1980, xxxii) established the need for barriers on the northern and eastern sides of Salisbury, while the southern and western sides were bounded by rivers (RCHM 1980, 50). Property owners in 1415 were asked to pay for the ditches then under construction but it was not until 1440 that enough money was raised to complete this work. The eastern City Rampart and external ditch were constructed around this time and were shown on Naish's map of 1716 as complete along the east side of the Site. The City Rampart is aligned along the inside of the boundary for St. Edmund's Parish and Ward (RCHM 1980, xxxix), (1925 OS map, Figure 5), which may have been physically defined by a previous feature, possibly a smaller bank and ditch.

**Phase 3: The College – 16th-17th Century**

2.6.4 St. Edmund's College was dissolved during the Reformation in 1543 and given by the Crown to William St Barbe in 1546. Following the sale of the College to Sir Giles Estcourt in 1576, the medieval buildings were largely demolished, though some evidence suggests that the parts of the basement structure survive from the original buildings (RCHM 1980, lxii). The new house constructed by Estcourt in 1576 or later, was of brick with stone mullioned windows and gabled dormers.

2.6.5 The exact date of the west boundary wall to the property, separating the College grounds from the churchyard, remains unclear. The first cartographic evidence for it is Naish's map of 1716 (Figure 4), but it is possible that a wall was originally constructed on this alignment, following the sale of the house to Estcourt in 1576 (RCHM 1980, 48). Certainly, it is known that the College retained the right of way, known as the Provost's

Walk, to the west of the wall until it was sold to the church in 1872, at which time two doorways through the west wall were blocked.

**Phase 4: Wyndham Family's role – 17th – 18th Century**

- 2.6.6 The house and grounds were bought from the Estcourt family by Sir Wadham Wyndham in 1660 (RCHM 1980, 48). In 1661, Wyndham built a mud wall to form the east boundary of the property, enclosing the remains of the City Ramparts and running down the middle of the current lawn area (Turnberry 2004, 32).
- 2.6.7 A programme of alterations was carried out by his son between c.1690 and 1734 (Haskins, 1927), including the removal of the dormer windows and the construction of a parapet on the south face and replacement of windows on the south and east faces (Figure 9). Further alterations were carried out during the mid 18th century which included the addition of a large canted bay to the east face. At this time, the baroque style south façade was constructed (RCHM 1980, 48), which included the use of dressed stone quoining and window surrounds, the insertion of portal windows within the two bays, the addition of dentilled cornicing and finials to the parapet, the removal of the two storey central projection and its replacement with a single storey classical porch.

**Phase 5: Woods' modelling of the Gardens at Wyndham House – late 18<sup>th</sup> Century**

- 2.6.8 The grounds around the Council House are associated with Richard Woods, an 18th century landscape designer and this forms the basis on which they were included on English Heritage's Register of Park and Gardens. Woods was a contemporary of Lancelot 'Capability' Brown and their paths crossed at various estate gardens where one followed another to implement or change designs (Cowell 2009, xix).
- 2.6.9 Like Brown, Woods followed the 18th century movement to break away from formal gardens and to embrace natural landscape elements (Cowell 2009, 38). Woods specialised in altering parklands through planting rather than earth moving or creation of lakes (*ibid.*). Further, he blended the division between formally planted pleasure gardens and naturalistic parkland (Cowell 2009, 40). Within the smaller estates that he designed, the two areas often combined to form a 'pleasure park' (*ibid.*).
- 2.6.10 Woods' plans had characteristic elements including oval lawns surrounded by flower beds, areas of trees shaped in decorative spirals and S-curves, which screened parts of the parkland, kitchen gardens with irregular shapes rather than rectangles, narrow paths around the boundaries, and wilderness areas (Cowell 2009, 45, 48),
- 2.6.11 An undated proposal drawing for the 'Gardens of Pen. Wyndham' of Wyndham House and grounds is attributed to Woods (fitting stylistically with his plan of the 1770's, (Cowell 2009, 240)) (Figures 6-7). Woods is documented as working on the gardens at Wardour Castle (Figure 8) for Lord Arundell, c.15 miles west of Salisbury, between 1764-71. It is possible that the plan for Wyndham House dates from 1771, as it would have been logical for Woods to begin work on a nearby location, should he have been appointed. Woods had been working for Lord Arundell since 1764 on his various estates, however in 1771 he was dismissed from Wardour Castle,

possibly due to Arundell's perception that Woods' visits were too expensive, or that Brown was considered to be more fashionable a designer (and subsequently took over at Wardour Castle in 1774) (Cowell 2009, 234ff). In addition, H. P. Wyndham's father-in-law Thomas Penruddocke was mentioned in letters of Lord Arundell (Cowell 2009, 240), suggesting that they knew each other and a result of this may have been Wyndham's desire to have a garden similar to Arundell's.

- 2.6.12 Woods' plan for the East Garden was limited to the area enclosed by the City Rampart and ditch to the east of the Council House. The extent of the East Garden in this period is represented on Naish's 1716 map of Salisbury (Figure 4) and may have appeared as shown in the 1734 view, complete with the terraced section of the City Rampart (Figure 9). Two distinct garden areas were defined by Woods in his plan: a formal lawn to the east of the house encircled by formal beds and paths and further irregular planting to enclose and screen the area of the grounds; and a walled kitchen garden subdivided into four distinct areas to the north and west of Wyndham House. A 'summer house if required' (Cowell 2009, 240) was located on the plan at the south-east corner of the grounds.
- 2.6.13 Although there is no surviving record of the precise plants that Woods required for this scheme, it is possible that the symbols for the trees on his 1771 plan refer to deciduous trees, firs and cypress trees (shown as rounded trees, pointed triangular trees and thin, straight trees, respectively). If this is the case, then it appears that the border to the south of the formal lawn was to be entirely fir, as was the east border of the garden. An oval of alternate cypress and fir trees was to form the east border of the lawn, with a small patch of cypress and fir trees beside the pedestal removed, to the south-east of the lawn. The remainder of the lawn appears to have been bordered by single rows of possibly deciduous trees or shrubs. Two patches to the north-west and south-west of the lawn were also planted with alternate cypress and fir trees. A number of cypresses were to be located to the east of informal, north rampart area, which was to be defined along its east side by a border of fir trees, with deciduous trees planted within the informal area. The border along the west of the garden appears to have consisted of all three tree types.

#### ***Comparisons to Other Gardens by Woods***

- 2.6.14 Certain elements of Woods' plan were characteristic of his style, which he had used at other estates, such as Cannon Hall and Wardour Castle. The oval-shaped formal lawn in front of the long façade of the building and surrounding irregular areas were similar to that of Wardour Castle (Cowell 2009, plate 11). In addition, the blank area in front of the long façade with canted bays, the irregular planting to the left of this and the tree-lined path extending around the right edge of the larger park area are more similar to Cannon Hall (Cowell 2009, 139), (Figure 8).
- 2.6.15 The kitchen garden at Wardour Castle was designed to replace the original, with 'aesthetic appeal as well as useful function' (Cowell 2009, 233). Similarly, the kitchen garden of Cannon Hall also had aesthetic merit, with a rounded end to its rectangular shape (Cowell 2009, 136). However, space was at a premium at the city location of Wyndham House and the kitchen garden consisted of a series of rectangles, filling the available space to the north of the building and between it and the west boundary wall, resulting in

what is now the north garden and the long garden (Cowell 2009, 142). A forecourt was also illustrated in front of the south face of the building which formed its public façade.

**Phase 6: Evidence for Implementation of Woods' Scheme – Late 18th Century**

- 2.6.16 Although Woods' plan for the garden may date to 1771, it appears that he was not commissioned following this work, as there are no accounts of payment to Woods or for materials for the garden. However, subsequent works within the grounds, details shown on Ordnance Survey maps and the form of today's gardens, hold evidence that elements of his design were implemented, almost as an edited version, to suit Wyndham's requirements.
- 2.6.17 Within the '*Salisbury Charters and History of St. Edmund's College*' (Charles Haskins, 1927), Henry Penruddocke (H. P.) Wyndham is noted as 'levelling a portion of the ramparts to form the lawn on the east side of the house' between 1771-2 (Cowell 2009, 240), which may relate to the oval lawn within Woods' design. These works may have formed initial preparations for the implementation of the design, which then appear to have ceased. The halt of work may be related to Woods' dismissal by Lord Arundell from nearby Wardour Castle, after which time, he may have returned home to Essex.
- 2.6.18 Between 1788-90 S. P. Cockerell designed a north extension of the east wing and a large north wing of Wyndham House, together with a 44 acre park consisting of land to the east and north. As a result, Wyndham purchased land to the east as far as what is now Estcourt Road, and to the north in the currently-named Wyndham Recreation Ground. A large Kitchen Court was enclosed by the north and west boundary walls to the north of the house, according to Woods' plan. It appears to have been Woods' design which was responsible for the construction of the second canted bay on the east elevation of the house, to provide the desired symmetrical 'garden front', as this is not shown on Cockerell's plans of 1788. However, the second bay was built by 1790 during Cockerell's works (Cowell 2009, 240).

**Phase 7: 1835-1881 Map evidence**

- 2.6.19 The earliest post-Woods map is the Reform Act city plan of 1833 (Figure 4), which provides no evidence of landscaping within the Site, but does map the eastern wall of the North Garden emanating from the centre of the Council House in a similar location to a wall drawn by Woods. By contrast, the 1881 Ordnance Survey map records extensive tree planting around the boundaries of the East Garden (Figure 5), similar to Woods' plan.
- 2.6.20 The planting on Woods' plan appears to be largely stylistic and it is not possible to identify specific trees, although certain tree types might be present. Certainly, the majority of today's south and east borders consist of fir trees, which correlate with his scheme.
- 2.6.21 The large Cedar of Lebanon located on the northwest corner of the oval lawn, may date from 18th century garden improvements, but it is not possible to pinpoint on the plan. At this time, problems associated with transplanting and distribution of Cedar trees were overcome and planting became more successful (Jarvis 1976, 43ff). By contrast, a tree shown in the north-west corner of the North Garden on his plan, is currently marked

by the approximate position of a Hornbeam, which is unlikely to date from the 18th century and so might replace a tree that was planted there previously in accordance with the scheme. In addition, an oak tree located along the west boundary wall in the Long Garden, could be contemporary to Woods, but it is not shown on his plan.

- 2.6.22 The East Garden represents a landscape designed to be viewed and admired from the house, with heritage assets such as the Gothic porch of Salisbury Cathedral and the 1774 memorial urn, to be discovered once within the grounds. The proposed oval lawn appears to extend east approximately as far as to be in line with the east side of the City Ditch on the plan, while today the open lawn area extends further east, but its north-south dimensions are more comparable. The proposed tree-lined perimeter path along the south and east of the garden is also partially evident in the existing path along the south side. The path leads to the 15th century porch of Salisbury Cathedral, which was erected in the south-east corner in 1791 (Cowell 2009, 240). This was removed from the cathedral during Wyatt's restorations, and may have been acquired by Wyndham during his office as Sheriff of Wiltshire. Its positioning in the south-east corner may allude to Woods' annotation of a 'summer house if required' in this location (*ibid.*). Unfortunately, there is no real relation between the spiralling path to the top of the north section of the City Rampart, as shown on Woods' plan, with the existing rampart, however this may have been lost by the encroaching self-seeding scrub and saplings. The path would have led to a small clearing on its summit, from where the house could be glimpsed. Today, the house and the new extension can be glimpsed from a cleared area on the top of the rampart, through the trees, but there is no existing path on the west side of the City Rampart.
- 2.6.23 When Woods' plan is laid over the 1881 map, the irregular plantation area to the north of the oval lawn is in the approximate location of the City Rampart, indicating that Woods utilised the rampart remains as a dramatic basis for this informal area (Figure 7), (Cowell 2009, 240). The overlay also shows that the east side of the irregular plantation aligns with the east side of the City Rampart.

#### **Phase 8: 19<sup>th</sup> Century - Reverend Bourne**

- 2.6.24 The Council House (Wyndham House) continued in the ownership of the Wyndham family until 1869, when it was sold to the well known Salisbury builder Robert Futcher, but his plans for the property were never realised, and in 1873 he sold it on to the Reverend George Hugh Bourne, headmaster of St Andrew's College in Chardstock. The school was transferred to the Council House in 1874, and a large two-storey wing providing schoolrooms with dormitories over was constructed abutting the north wing of the house, with a single storey gymnasium built parallel to its west. He continued to make additions to the grounds in the following years, with an icehouse shown set in the northern end of the surviving City Rampart by 1881, and an aviary by 1901; he also had walls constructed around the entire property. Although the college was disbanded in 1885, Reverend Bourne retained the property as his private residence, and it was used during WW1 by the War Office, with the dormitories used for quartering officers.

- 2.6.25 The Wyndham Recreation Ground is an area of open ground located to the north of the North Garden and East Garden. In the south-east corner of the Recreation Ground, construction of the swimming pool (now demolished) destroyed the garden pathways, observable as extending into this area on the 1854 sewerage plan and the sale particulars of 1871, and also disrupted the open setting of the Recreation Ground and affected the setting of the northern part of the East Garden.
- 2.6.26 Expansion of the northern suburbs around Salisbury near to the Site occurred during the 1870s and 1880s (VCH 1962, vol. VI, 91). This resulted from the sale of the Wyndham Estate in 1871. This rapid expansion, which is noticeable between the 1881 and 1901 OS maps (Figure 5), extensively altered the original setting of the historic landscape. What had formerly been the park was built over in the 1870s and 1880s in the roads between College Street and Campbell Road. Further development happened between the 1880s and 1900, including the construction of the roads and houses along Manor Road, Bourne Avenue and Fairview Road. Rampart Road was laid out in 1895 on the line of the old city ditch.
- Phase 9: 20<sup>th</sup> Century onwards—**
- 2.6.27 Reverend Bourne died in 1925 and in 1927 the site and grounds were bought by the Salisbury Corporation for use as offices and municipal rooms, as their old offices in what is now the Guildhall were overcrowded.
- 2.6.28 Works during the late 20th century included the restoration of the circular pond within the North Garden, with the creation of new paths. In 1996 the North Garden was entitled the 'Secret Garden' and dedicated to Salisbury District Councillors who had died whilst in office.
- 2.6.29 With a view to centralising its office accommodation on a single site, Salisbury District Council commissioned the preparation of a design scheme in 2005, for the development of the Bourne Hill site to provide additional office space. This scheme, which included the demolition of the large Victorian extension; the removal of the 19th century lean-to against the north wall of the Estcourt Range; the removal of all 20th century buildings in the West Yard (now Long Garden); and the removal of the temporary office buildings at the south end of the North Garden, was granted planning and listed building consent in September 2006. The scheme was revised in 2008 and permission for the revision was granted in July 2008.
- 2.6.30 The West Yard (now the Long Garden), which forms the area to the west of the Council House, had been largely inaccessible until the recent demolition of temporary buildings, and separated from the North Garden.
- 2.6.31 The current works of 2010 have joined the Long Garden and North Garden, installed widespread new planting, public art and furniture, and completed conservation repairs to the garden and boundary walls.
- 2.6.32 The List Entry from the English Heritage register notes that the southern part of the North Garden is dominated by late 20th century 'Temporary Buildings' and the later Victorian extension. However, as part of this baseline it is noted that both elements were removed from the North Garden and East Garden during 2009-2010.

## 2.7 Condition

- 2.7.1 A condition survey of the Council House and the gardens was completed in 2005 (*Salisbury Council House Draft Fabric Condition Report* by Rodney Melville and Partners, Chartered Architects). The survey did not involve a structural engineer or services engineer. However, the garden structures were assessed and the findings were reported, together with recommendations for repairs (Melville 2005, 1ff).

## 2.8 Recent Archaeological Findings

- 2.8.1 Apart from the discovery of Anglo-Saxon remains within the north-east corner of the East Garden in the late 18<sup>th</sup> century, archaeological investigations were undertaken by Wessex Archaeology between 2004-8, in the Forecourt, in the Long Garden against the north face of the south range of the Council House, in the North Garden and in the East Garden along the east footings of the modern extension; with additional work completed in 2009-10 (Figure 11).
- 2.8.2 These investigations revealed the underlying topography to be steeply sloped from the northern end of the Site, with the current level ground surface being the result of extensive dumping of material, most likely from the 19th and early 20th centuries, possibly as a result of the Victorian extension construction. Trenches excavated in the North Garden uncovered earlier concrete and gravel pathways and horticultural features. A standing east-west wall abutted the west boundary wall and extended east towards the east wall of the North Garden. It had been truncated by the Victorian north extension, but its footings were still present below-ground. It was constructed of chalk, flint nodules, limestone cobbles and brick fragments and may have originated at a similar date to the west boundary wall. The standing section contained reused bricks, limestone, sandstone and greensand. It was incorporated into Woods' plan, together with a small building at the west end, as it reflects the east-west wall dividing his clothes drying area from his kitchen garden (Figures 7 and 11).
- 2.8.3 A trench excavated within the east side of the footprint of the modern extension revealed features relating to the Victorian extension, and below these, two flint and mortar walls, one running north-south and the other running east-west. The east-west wall terminated in a large dressed block of stone at the east end, which may have been re-used from the medieval College building. The walls were severely truncated by the Victorian extension, but were in the location of the 'necessary house' on Woods' plan, between the north-east corner of the house and the clothes drying area. These walls may be the remains of a garden structure constructed of flint, stone and mortar dating from prior to Woods' time, but might have been incorporated into his design.
- 2.8.4 Trenches within the Forecourt and against the north face of the south range revealed sections of flint and mortar north-south walls which may relate to the medieval phase of the building.
- 2.8.5 Collectively, the results revealed that the area of the North Garden and Long Garden have both been extensively reworked since the late post-medieval period as part of a kitchen garden that had been repeatedly altered and redesigned to the specifications of the various owners.

## 2.9 Setting

2.9.1 The landscape and visual aspects of the Council House and grounds were analysed by the Landmark Practice for the 2008 Environmental Statement, Chapter 5. Eight character areas were described, (Landmark Practice 2008, 5-15) and evaluated for their 'townscape quality, value and sensitivity to change' (Landmark Practice 2008, 5-17ff) with regard to the proposed scheme of the 2009-10 works. The terms used for sensitivity to change were 'low', 'medium' and 'high', referring to how well an area could adapt to change; 'high' being a historic area where changes would be very noticeable and would create a negative impact.

2.9.2 The overall landscape quality of the Site was determined as 'medium'. Five of those character areas apply to the Registered Park (Nos 1,2,4,7 and 8), and are redefined as follows:

1. The Medieval City – the Site's context within medieval Salisbury and the City Rampart. Bedwin Street and Greencroft Street may have been established during the medieval period and contain buildings dating to the post-medieval period, if not earlier, of consistent roof height and grain. The Site was (and is) a large open space on the north-east corner of a densely-packed medieval city, of National value and has a High sensitivity to change.
2. St. Edmund's Church and College – The church, college and parish were established in 1267, the church was rebuilt in 1407 and restored with alterations during the 19th century. The church and grounds have a Regional landscape value, with a Medium sensitivity to change.
3. The College building was constructed at the same time as the original church, but almost totally rebuilt by Estcourt in the 16th century and modified by the Wyndham family during the 17th and 18th centuries. Within the context of small street-fronting buildings often side-by-side or terraced, along Bedwin Street and Greencroft Street, this post-medieval building set back within a large plot and attached parkland, stood firmly apart as a prestigious site. The spacious plot within the largest parish in Salisbury, with its medieval origins and associations with notable families and the Council, give the Site a National landscape value, with a High sensitivity to change.
4. Victorian - Edwardian Streets – The surrounding streets including College Street and Belle Vue Road were planned during the Victorian period and retain many 19th century if not earlier buildings, with terrace blocks, consistent roof heights, sash windows and other period features. Bedwin Street and Greencroft Street also contain 19th-20th century buildings. The Victorian-Edwardian streets are of Local value with a Medium sensitivity to change.
5. 20th century additions – The ring road (Churchill Way) was constructed in the 1960s to the south-east of the Site. Car parks were built within the Forecourt and between the Council House and the East Garden, but are now limited to Belle Vue Road car park and College Road car park. Temporary buildings were erected within the



Long Garden in the late 20th century, which have since been removed. The Council took ownership of the Site in 1927 and converted the building into offices, but has since completed refurbishment work throughout the building and has constructed the purpose-built office accommodation within the modern extension. The 20th century additions are of Local value with a low sensitivity to change.

## **2.10 Landscape of the Site by Areas**

### ***The Council House:***

- 2.10.1 The Council House was formerly known as The College and Wyndham House, dating from its origins in 1267, with alterations in the 16th, 18th and 19th centuries. Two cast iron urns (currently in storage) date from the late 19th century and were originally located in front of the east bay windows.
- 2.10.2 Setting: The street frontage of the Council House is presented as a formal approach from an enclosed courtyard, up to an imposing façade. The east façade is also grand but more ornate than imposing, with the twin canted bay windows and French doors opening out onto the lawn area of the landscaped garden. The surrounding vegetation of the East Garden, North Garden, Long Garden, Greecroft and St. Edmund's churchyard, give the Council House a verdant setting.
- 2.10.3 Furniture and Materials: The 2009-10 works have introduced lighting which provides an effective amount of light to counteract the shade from the amount of trees present. Security cameras and bollards have also been erected, all coloured black to appear as unobtrusive as possible. The east access road may have originally had a gravel surface but is now tarmaced.
- 2.10.4 Open and Closed Spaces: The east access road forms a link between the Forecourt, the East Garden and the North Garden. It is enclosed on the east side at either end by dense vegetation of the East Garden, but provides a visual link between the north and south sides of the Site.
- 2.10.5 Boundaries: The east side of the Council House and the modern extension form a partial boundary between the East Garden and the remainder of the Site. The dense vegetation around the City Rampart forms a boundary along the east side of the east access road, interrupted by the open lawn area.
- 2.10.6 Key Views: The main views of the Council House are from the main entrance on Bourne Hill to the south and from the lawn area of the East Garden, to the east. The removal of car parking within the Forecourt allows the entire south façade to be observed. The finials of St. Edmund's church tower are visible above the east façade of the Council House, when viewed from the lawn of the East Garden. The view is framed by dense vegetation of the south side of the lawn and the Cedar of Lebanon on the north side. Glimpses of the Council House and the modern extension may be caught through the dense planting on the top of the City Rampart. The south façade can also be seen over the top of the west boundary wall, from St. Edmund's churchyard to the south-west, while the south wing and the modern extension can be seen from the Long Garden and North Garden.

The east access road provides views from the north and south sides of the Site, including glimpse of the Council House, the modern extension, the Cedar of Lebanon and the lawn area.

- 2.10.7 **Condition:** Areas for conservation and repair within the Council House were identified in 2005 (Melville 2005, 4ff) and the entire building has been refurbished during the 2009-10 works, thereby presumably addressing these areas. Therefore the majority if not all of the Council House is in good condition.

***Forecourt:***

- 2.10.8 The Forecourt is located on the south side of the Council House, on Bourne Hill. A view from 1670 shows that it was enclosed by a wall along the street, with a central entrance door and porch, and a path leading from it to the front porch. A wall was present on the east side between the Forecourt and the East Garden, and a range, possibly a stable block was positioned along the west side. This remained the same until a view from 1811, which does not show the east wall, but possibly for artistic licence. A central path across the Forecourt is shown in Woods' plan of c.1771, but on the 1854 sewerage plan it had been replaced by a turning circle. The turning circle is shown until the 1936 OS map, which shows a blank area. Therefore the central path that existed prior to the 2009-10 works may have been laid between the 1925 edition OS map and photographs of 1942, which show the path (Turnberry Consulting 2004, Appendix 14v). Photographs from 2004 show the entire Forecourt as flagged and these flagstones may have been laid between 1942 and 2004 (Turnberry Consulting 2004, Appendix 7i and ii). Since the 2009-10 works, the flagstones have been replaced or covered by a gravel surface.
- 2.10.9 **Setting:** The Forecourt was once an enclosed courtyard, hidden from the street, but is now visible as intended, for the public to share the grand appearance of the Council House, as one of their amenities.
- 2.10.10 **Furniture and Materials:** The Forecourt is covered with fine gravel, replacing a central path of flagstones that led from the street entrance to the front door of the building. Trees and shrubs have been planted at either side of the Forecourt during 2009-10. Security cameras and improved lighting was installed between 2009-10. A CCTV warning sign attached to one such camera post within the Forecourt, draws attention to it, creating a visual distraction from the view of the south façade of the Council House. The location of a large refuse bin by the south-west corner of the Site detracts from the character of the pedimented stone doorway in the south boundary wall, but may belong to the Salisbury Arts Centre.
- 2.10.11 **Open and Closed Spaces:** The Forecourt is an open area, with a formal purpose as the approach to the main public façade of the Council House. This area is not likely to be viewed as a relaxation area, but as a location to admire the grandeur of the building.
- 2.10.12 **Boundaries:** The boundary wall between the east side of the Forecourt and the East Garden is Grade II Listed and is constructed of red brick with ashlar stone piers and coping, possibly dating from the early to mid 18th century. The piers may have originally stood at either side of the central entrance, as two are shown in a photograph from 1942, the left of which

may be the existing west pier, due to its matching plaque (Turnberry Consulting 2004, Appendix 14v). The south boundary is defined by raised flower beds behind a low ashlar stone wall (F2) to either side of a central entrance to the Forecourt (F1). The gable end wall of an ancillary building (F5) stands at the south-west corner of the Site, as seen in historical illustrations of 1670-1811. The 19th century wall is constructed of locally-made Fisherton Grey bricks, with a central doorway of dressed stone may date from the 18th century wall. The gable end wall is marked as the junction between Bedwin Street and Bourne Hill. A hedge (F3) runs along the west side of the Forecourt, marking the east wall of the ancillary building and masking the east side of the west boundary wall.

2.10.13 Views: The Forecourt is visible from the main entrance on Bourne Hill and from ascending the hill to the east. The absence of cars affords uninterrupted views of the south façade of the Council House.

2.10.14 Condition: The Forecourt has been largely conserved and enhanced during the 2009-10 works and hence, all aspects are new or in newly-repaired condition.

***North Garden:***

2.10.15 The North Garden is located to the north of the modern extension and is partly formed of the former kitchen garden. The garden represents the once utilitarian space of a kitchen garden, specifically enclosed to limit access and views from in and out of the walled area. Now, the walls create a defined space as a place of leisure, quite distinct and formalised in comparison to the parkland of the East Garden.

2.10.16 Setting: The North Garden is set between the Victorian streets of Belle Vue Road and College Street, with a backdrop of the gothic church of St. Edmund, restored by Sir George Gilbert Scott between 1865-7. The dense tree cover on the City Rampart within the East Garden provides a further sense of enclosure and privacy beyond the brick wall of the North Garden.

2.10.17 Furniture and Materials: The North Garden was remodelled during 2009-10. It contains a lawn, surrounded by a brick path and ornamental flowerbeds. A pergola is located at the north end, a pond has been created in the lawn and wrought iron benches are set along the east side of the garden. A bench beside the pond is made from a chestnut tree that stood in the garden. The Grade II sundial is located in a position similar to that shown on late 19<sup>th</sup> century Ordnance Survey maps, having been moved from the East Garden.

2.10.18 Open and Closed Spaces: The north garden is enclosed by wall along three sides, but is open along the south side where it flanks the modern extension and flows into the Long Garden to the south.

2.10.19 Boundaries: The north boundary consists of a long brick potting shed (NG2) at the north end of the North Garden (NG1). It is first shown on the 1871 sales contract plan, but may be earlier in date. A pair of wooden gates is positioned at the east end of the potting sheds and affords a glimpse of the modern extension (CH2) to the Council House (CH1). A short section of wall is situated to the east of the gates, forming the return of the east wall (NG4) of the North Garden. The west boundary wall is constructed of red

bricks laid in Flemish garden wall bond and capped with a soldier course of bricks. Gates within the west boundary wall and the east wall of the North Garden provide a visual barrier, thereby possibly reducing the number of visits by passers-by.

- 2.10.20 Views: The boundary walls around the North Garden reduce external views into the garden, from St Edmund's churchyard and from College Street car park. It is visible from the Long Garden and from the modern extension. Beyond the North Garden walls, the dense vegetation of the East Garden can be seen to the east, with glimpses of St. Edmund's Church to the west.
- 2.10.21 Condition: The west boundary wall and the potting shed have been extensively conserved and are therefore in good condition. The east wall has some bricks with blown faces, salt leaching and degraded mortar in places. Although this provides historic reference to the garden and adds to the time-depth it may require attention. The remainder of the garden dates to the 2009-10 works and is in good condition.

***Long Garden:***

- 2.10.22 The Long Garden is located between the south and east ranges of the Council House, the modern extension, the west boundary wall and the North Garden to the north.
- 2.10.23 Setting: The Long Garden is set between the west boundary wall, which originates from the division of The College from St. Edmund's Church, in 1543, and the south range as rebuilt by Estcourt in 1576, thereby giving it a 16<sup>th</sup> century context. The addition of the glass link sections and the modern extension's colonnade add a 21<sup>st</sup> century context to the setting.
- 2.10.24 Furniture and Materials: The Long Garden has been created during the 2009-10 works, utilising the courtyard area as a seating area with bespoke wooden furniture, a wooden sculpture and surfaces of flagstone and gravel. Two colonnades of trees have been planted around the seating area. Steps ascend to the north, leading to a planted border and to the east, to the colonnade along the west side of the modern extension. The planting consists of alternating rows of plants, running parallel to the columns of the colonnade. A path runs along the side of the garden, adjacent to the west boundary wall and stone benches have been placed along it as further outdoor seating areas.
- 2.10.25 Open and Closed Spaces: Although it is a discrete area, including the courtyard formed during the 18th century modifications, it also flows into the North Garden. The colonnade of the modern extension is separate from the main garden but provides a shady tunnel along the east side.
- 2.10.26 Boundaries: The west boundary wall, the south range, east range and modern extension form boundaries to the Long Garden. The 2009-10 additions to the Council House create two important aspects of the Long Garden. A glass extension is set along the west face of the house, which partly encases it, but also provides clear reflections of the south wing and of St. Edmund's Church opposite, giving the appearance that the courtyard area is enclosed within these historic buildings. Secondly, the west face of the modern extension is also of glass and is abutted by a colonnade of

slender rectangular columns, which creates a walkway criss-crossed with shadows.

- 2.10.27 **Views:** The Long Garden is visible from the North Garden and the Council House. Partial views of the upper levels of St Edmund's Church, and the modern extension of the Salisbury Art Centre can be observed over the west boundary wall. The planting of the trees in the courtyard area softens the south view of the garden and the presence of the glass extensions, the 16th and 18th century ranges, the west boundary wall and the church provides a variety of textures and architectural styles to look at.
- 2.10.28 **Condition:** The Long Garden has been created through the remodelling of the courtyard area and removal of temporary buildings and hence, all aspects are new or in newly-repaired condition.

***East Garden:***

- 2.10.29 The East Garden is a large area of parkland with an abundance of mature trees and dense vegetation, which, together with St. Edmund's churchyard to the west and Wyndham Park to the north, creates a verdant setting for the Site. The East Garden contains the City Rampart scheduled monument.
- 2.10.30 **Setting:** The East Garden contains the medieval City Rampart and ditch that marked the edge of the medieval city of Salisbury. The substantial earthwork forms a visual barrier which is further contributed to by dense vegetation. However the ornamental lawn, the Cedar of Lebanon, the east façade of the Council House and the 'follies' set amongst the trees, create the character of the 18<sup>th</sup> century landscaped garden.
- 2.10.31 **Furniture and Materials:** Dated items within the East Garden include dog waste bins placed along perimeter path. One such bin is located close to the memorial urn in the north-west area, detracting from the parkland character. Aluminium posts carrying public warning signs by the south boundary wall and north boundary fence also detract from the views into the East Garden. The 2009-10 works has introduced lighting to counteract the shade from the amount of trees present. Security cameras and bollards have also been erected, all of black material to appear as unobtrusive as possible.
- 2.10.32 **Open and Closed Spaces:** The East Garden is a large area with dense plantings of trees and vegetation, sheltered paths and an open lawn, which may be entered from the north, west and south.
- 2.10.33 **Boundaries:** The original east boundary of the Site was formed by the City Rampart and Ditch, as they defined the edge of the City of Salisbury. This remained the case until H. P. Wyndham acquired further land to the east, to create the 44 acre park during 1788-90. The east boundary runs along the east side of the East Garden and is formed of red brick laid Flemish Garden Wall bond, with shallow chamfered buttresses along the inside. It may date to Reverend Bourne's adaptations in the late 19th century when the adjacent land was developed into housing (between the 1881 and 1901 editions of the OS). The wall is largely hidden by high hedging at the north end, as it forms the rear boundaries of the houses on College Street, set at a higher ground level. Progressing south, the wall is glimpsed through trees

planted alongside. The wall runs to the south-east corner where it meets the south boundary wall (EG14). A dense clump of trees is located just inside the corner. The south boundary of the East Garden is defined by a low brick wall, capped with half-round engineering bricks. The wall may also have been added by Reverend Bourne in the 19th century, although it is on the course of the Wyndhams' site boundary dating back to Naish's map of 1716, or earlier. The wall rises in height to retain the south section of the City Rampart, with a gradual slope. A view from 1734 shows a stepped wall, aligned with terraces in the rampart, indicating landscaping completed by this date. The wall terminates with a dressed stone pier at the west end.

- 2.10.34 **Views:** The East Garden was designed to be viewed from the house, with the lawn located in front of the two canted bay windows of the east facade. A pathway, similar in principle to Woods' plan, forms a circuit around the north, east and south boundaries of the East Garden, which provides vistas back across the formal lawn and house. The path weaves in and out of dense treed areas, providing opportunities to discover the strategically-placed porch, while clearings allow vistas of the house, unfolding views along the City Ditch and up towards the City Rampart. The low wall along the south boundary allows views into the East Garden and where the clearings are located, views are available across the lawn area and towards the City Ditch. The low height of the south boundary wall allows views in to the East Garden, revealing the boundary path (EG15) and grassland between it and the wall. Occasional trees are located alongside the east end of the wall, together with sections of hedging and some unkempt shrubs. The ground level on the inside of the wall is lower than the street level outside. The difference between the levels decreases towards the south section of the City Rampart (EG2). The City Rampart is largely obscured by dense planting, including sycamore trees and young yew trees rather than historical vegetation. The south section of the rampart can be observed from the south boundary wall on Bourne Hill, where it appears to have been cleaved by the road, with little or no trace remaining in Greencroft Park to the south. The rise in land from the City Ditch to the main rampart can be seen within the East Garden, but it is not until the top of the rampart is reached, that the height above the City Ditch is perceivable. Views to the south of the City Rampart are dominated by the large, level lawn of the East Gardens. Glimpses of the Council House and the modern extension may be caught through the dense planting on the top of the City Rampart.
- 2.10.35 **Condition:** The memorial urn and the porch require consolidation and masonry repairs, together with removal of graffiti paint from the porch. The south and east boundary walls may require brickwork repairs in places. The north boundary fence may require either conservation work to straighten it, or replacement by a brick wall. The various flights of steps set into the City Rampart may require rebedding and repair, possibly to try and discourage ascent without the steps, causing erosion. Planting could be thinned to enable grass to take hold on the rampart to add protection against erosion. Photographs from 1976 and 2005 show a significant reduction in the amount of vegetation than in 2010, with grass present, and the re-thinning of vegetation could be considered as a course of action. It is not known if the ice house was constructed with a brick lining or backfilled and this may need to be checked to ensure the continued stability of the monument. The

exposed drain in the City Ditch requires checking to ensure it is not in use. The Cedar of Lebanon may require regular monitoring to check its health.

## 2.11 Gaps in Understanding of the Site

2.11.1 Following the study of the Site from the various available sources, certain aspects cannot be ascertained, that might affect the outcome of this CMP and actions taken within the grounds:

- The lack of documentary evidence for the implementation of Woods' plan by Woods himself. The extent of the implementation can be partially determined through map evidence and the appearance of the gardens, however, if this fact could be identified, it would lend further historic significance to the Site.
- The plans for the exact species of plants required for planting within Woods' scheme are not known. At other sites designed by Woods, details of his requirements for particular plants have survived, for example, 'herbaceous flowering plants' at Wardour Castle (Cowell 2009, 62). However, no such details for this Site are currently known or available (Cowell 2009, 240ff). If details of his planting requirements could be discovered, it might help inform future planting within the Site and add to our understanding of the extent that his scheme was implemented, for example, the Cedar of Lebanon might have been planted as a result of his scheme.

## 2.12 The Key Stakeholders of the Site

### ***Responsible Bodies:***

2.12.1 Overall, the Site is owned by Wiltshire Council. Salisbury District Council was the previous owner but as they were subsumed into Wiltshire Council in 2009, the Site also changed hands. The administration service for the sections of the Council which are accommodated at the Bourne Hill offices are directly responsible for the day-to-day management of the Site. As the City Rampart is a Scheduled Monument, English Heritage have a responsibility to monitor it through their Inspector of Ancient Monuments facility, for the upkeep of the nation's heritage.

### ***Users of the Site:***

2.12.2 The Site is open to the public and when visited, it is apparent that a large cross-section of the public are present on a daily basis, e.g. dog-walkers, parents and children, school pupils, local residents. With the Council facilities to be offered within the newly-renovated offices, it may be expected that a greater selection of the public will come to the Site, for example at registry office weddings.

### ***Interested Parties:***

2.12.3 Wiltshire Council is the main interested party, as the Site contains their office buildings and historical elements. Also Salisbury City Council is identified as an interested party as they are responsible for the management and maintenance of the East Garden. The public of Salisbury are also considered to be a main body of interest as they will be using the facilities of the Council on a daily basis as they work for, elect and fund the Council itself.

- 2.12.4 The Site is a Grade II Registered Garden and the presence of the Scheduled Monument and listed structures as statutorily-protected elements, means that Wiltshire Council have direct responsibility for its protection and English Heritage have an advisory role in that protection.
- 2.12.5 Of the non-statutory advisory bodies, the association of the garden with Richard Woods makes it of interest to the Georgian Society, the Garden History Society and the Wiltshire Garden Trust. The City Rampart and the presence of Anglo-Saxon remains are of interest to the Ancient Monuments Society and the Council for British Archaeology. Overall, the Site is additionally of interest to the Salisbury Civic Society, the Wiltshire Local History Forum and the Wiltshire Archaeology & Natural History Society.

## 2.13 Consultation Responses

### ***Consultation in 2008***

- 2.13.1 The following consultations were included within the 2008 environmental statement (Landmark Practice 2008):
- 2.13.2 **English Heritage** stated that the historic layout and planting should be analysed. It also advised Salisbury District Council (email correspondence, 05 December 2007 – Appendix A of Appendix 1.2 refers) that the development impacts made by the former Victorian Extension and Temporary Buildings on the area of the Garden and North Garden contributed to the diminished significance and interest of these areas of the historic garden.
- 2.13.3 **Wiltshire County Council Archaeological Service** commented that the extensive studies that have already been carried out within the application area should inform the Environmental Statement and mitigation for the site should comprise of more than a watching brief.
- 2.13.4 **The Wiltshire Archaeology and Natural History Society**, which also represents the Council for British Archaeology, commented that the main concerns related to the listed building and underlying archaeological remains within the site.
- 2.13.5 **The Wiltshire Gardens Trust** noted the main concern for protection of the character and seclusion of the East Garden to the east of the Council House.
- 2.13.6 **The Garden History Society** stated its concern that the adverse visual impact of the proposed development would detract from the character and appearance of this historic landscape.
- 2.13.7 Further consultation was completed in 2008 within the draft report entitled '*Bourne Hill grounds, the Greencroft and Wyndham Open Space Management and Development Plan*' by Salisbury District Council. This included councillors, a number of the Parks section staff, the Sports and Community Officer, Environmental Services, Community Safety Officers, Repairs Service (Housing Management), Transportation Team, the Assistant Archaeologist for Wiltshire County Council, Wiltshire Police, Wiltshire Wildlife Trust and South Wiltshire Agenda 21. Various issues were addressed and opportunities identified to improve the Site, which are noted in the 'Opportunities' section in this report.



**Consultation in 2010**

2.13.8 Further consultation responses that were more specific to this project, were received in 2010 from: English Heritage, the Conservation department of Wiltshire Council, The Garden History Society, The Wiltshire Archaeological and Natural History Society, The Wiltshire Gardens Trust, the Salisbury Civic Society and Salisbury City Council Parks Department.

2.13.9 A number of the responses addressed issues that had already been dealt with during the formulation of this CMP and the 2008 Environmental Statement and therefore these were discounted. Comments on edits to the first draft of this report were addressed in this version of the report. The following subjects were raised amongst the consultees (full table of comments given in Appendix ??):

- **Scheduled Monument and Listed structures:** A specific policy is required regarding protection of the City Ramparts. Reference needs to be made to the listed structures within the policies section. In response to this, these items have been addressed in the edited policies section.
- **Planting:** advice should be received from English Heritage's garden advisers, although they said that they have not visited as it is only a Grade II listed park. The historical context should influence the future management of the East Garden and other objectives. More specific details and instructions are required, regarding planting management and specific species. Existing age and condition of plants was not included. Unkempt scrub areas should be tidied. In response to this, Woods' plan did reveal some details of deciduous, fir and cypress planting, but nothing more specific, which could be adhered to, together with the preservation of the oval lawn and grassed ditch area. The trees have an approximate gap of 100 years between the veteran and younger trees and careful restocking will mitigate this.
- **Furniture:** The finials of gate posts of the east wall of the Forecourt need addressing, as they are missing due to vandalism. The urns and other items from the Site have been returned or re-sited to their previous or new locations, respectively. Unnecessary signage should be removed to limit visual clutter. Waste and dog-waste bins should be placed more discreetly.
- **Other aspects:** The drain needs to be blocked off. The stability of the City Ramparts will not be affected by the ice house if it is brick-lined.
- **Implementation:** SCC require a clear management strategy and maintenance plan with clear aims. There needs to be a clear relationship and shared responsibilities between WC and SCC, together with shared costs.

### 3 ASSESSMENT OF SIGNIFICANCE

#### 3.1 Values of the Site

3.1.1 Based on English Heritage's *Conservation Principles* (English Heritage 2008) the value of Site and its heritage components can be considered in terms of four distinct values, evidential; historical, aesthetic and communal. These values provide the basis on which to make an assessment and statement on the significance of the Site.

3.1.2 The value of the Site includes the following:

3.1.3 Evidential value –

- the remains of the City Rampart;
- the remains of a parkland and kitchen garden dating from the 18th century;
- the listed heritage assets within the garden.

3.1.4 Historical value –

- association with St. Edmund's Church, the largest 13th century parish in Salisbury,
- the College of St. Edmund, the defences of Salisbury,
- the Wyndham family,
- their connection with Lord Arundell of Wardour Castle,
- Richard Woods a famous landscape architect and pioneer in the field,
- Reverend Bourne,
- the Council and its past members;
- illustrative value in the only surviving section of the City Rampart.

3.1.5 Aesthetic value –

- the presence of a large parkland with varied planting, topography, structures and views,
- the design of the 18th century gardens and of the 20th century and most recent landscaping,
- the presence of the historic structures within the gardens,
- the 'patina of age' created partly by those structures.

3.1.6 Communal value –

- the social value of public access to the gardens,
- the commemorative purpose of the North Garden,

- the role of the public in the recent design of the North Garden, as inclusive involvement with social and commemorative values.

### **3.2 Overall Significance**

3.2.1 The overall significance of the Site is as follows:

- The Site is a Grade II Registered Park and Garden, which makes it a site of National importance (based on DMRB vol.11, sect.3, part 2, annex 7/10, 2007).
- The City Rampart is a Scheduled Monument, of National importance, and its setting (DMRB vol.11, sect.3, part 2, annex 5/8, 2007).
- The Council House is a Grade II\* Listed Building, of National importance, and its setting (DMRB vol.11, sect.3, part 2, annex 6/6, 2007).
- A design was drawn for the Site by Richard Woods, the nationally-renowned 18th century landscape architect and contemporary of Lancelot 'Capability' Brown.
- The design is Woods' only known design for a townhouse site.
- The Site contains the offices of Wiltshire Council.
- The Site is a public green space.

### **3.3 Historical Significance**

3.3.1 The phases of the development of the Site have differing significance to different users. The significance of the historical development is as follows:

- Discovery of Anglo-Saxon remains during the landscaping works for the East Gardens during the 1770s.
- Evidence exists of the graveyard of St. Edmund's Church dating from the 13th century, to the construction of the North Garden in the 16th century.
- The Site contains the last (visible?) remains of Salisbury's medieval defences, as dating from the 15th century or earlier.
- The Wyndham family, who acquired the Site in the 17th century, consisted of a notable justice of the peace, a judge and an MP and were related to the founder of Wadham College, Oxford.
- Richard Woods was working in the vicinity at Wardour Castle for Lord Arundell and produced a plan for the Site c.1771. – Association of the Site to Lord Arundell and his links to the Wyndhams.
- Modifications were made to the grounds by H. P. Wyndham and Cockerell, between 1771 and 1791, which may have been influenced by Woods' plan.
- The Site passed out of the hands of the Wyndhams, to Reverend Bourne by 1873, who established St. Andrews College in the house.

- The Corporation of Salisbury bought the Site in 1927 and the grounds became publically accessible.

### **3.4 Setting**

3.4.1 The setting of the Council House within the Site, and the Site's location within Salisbury City are of significance:

- The Council House is set in large grounds within the dense core of the medieval city, thereby adding the prestige of affording space.
- The enclosing walls of the North Garden retains the effect of the kitchen garden.
- The creation of a new attractive space of the Long Garden makes the west side of the building into a useable space.
- The openness of the lawn area has been retained.
- The wilderness of the City Rampart areas is retained, while maintaining effective tree management, so that the shape of the ramparts is not lost.
- Identified heritage assets / locations overall and how they contribute to or detract from the cultural heritage value.

### **3.5 Key views**

3.5.1 The Site contains views which add to its value within the city and add interest:

- Views of the Council House from Bourne Hill, the lawn of the East Garden, glimpses of the Council House from the summit of the City Rampart and from St. Edmund's churchyard.
- Views of St. Edmund's Church from the Long Garden, the North Garden, glimpses from the Forecourt and above the Council House from the lawn of the East Garden.
- Views of the lawn from the east façade of the Council House, framed on one side by the Cedar of Lebanon and on the other side by the south section of the City Rampart.
- Views of the City Rampart from the lawn of the East Garden, from above the south boundary wall on Bourne Hill, from the east access road and from College Street.
- Views from College Street at the north-east corner of the Site, of the memorial urn, the City Ditch and the City Rampart.
- Views ascending and descending Bourne Hill.
- Views from Greencroft, of the south façade of the Council House with St. Edmund's churchyard to the west and the East Garden to the east.
- Views from the public right of way and Belle Vue Road car park, looking east towards the North Garden, with glimpses of the East Garden, the Cedar of Lebanon and the modern extension.

- Views of the North Garden from the Long Garden.
- Views from the North Garden, of the Long Garden, the modern extension, its colonnade, the north face of the south range, with glimpses of St. Edmund's Church.

### **3.6 Condition**

- 3.6.1 The 2009-10 works within the house and grounds have addressed the majority of the areas, within the Forecourt, the Long Garden and the North Garden, that required urgent attention, as identified within the reports issued in conjunction with the 2008 ES (The Landmark Practice 2008). This includes the conservation and repair works to the west boundary wall, the south boundary along the Forecourt, the east walls of the Forecourt and the North Garden, the potting shed of the North Garden and the sundial, amongst other features.
- 3.6.2 The works have also enhanced these areas of the Site, giving it a new lease of life, making the grounds suitable for modern Council purposes and accessible to people of all abilities.
- 3.6.3 The East Garden was not addressed during the 2009-10 works, save that of planting four trees. The sundial, which stood within the East Garden, has been re-located to within the North Garden, not far from its position as marked on the first edition 1886 50" OS map and it has been conserved prior to this. The condition of the City Rampart is not fully known and could benefit from a geotechnical survey and an arboricultural survey, to determine the extent of root action, possible voids and the presence or absence of the 19<sup>th</sup> century ice house. The porch and the memorial urn within the East Garden have yet to be conserved. The cast iron urns, which have been returned to the East Garden, may require some conservation.
- 3.6.4 The maintenance of the grounds should involve regular checks and timely repairs, to ensure the high standard and reduce the risk of further damage through neglect. This will also safeguard the investment made to bring the Site up to its current standard.
- 3.6.5 Maintenance should be completed with regard to the heritage assets within the Site, so as not to incur any damage. The City Rampart, the porch and memorial urn are significant assets of the East Garden and should be maintained. A number of the trees may date from 18th century and directly relate to Woods' planting scheme, e.g. the Cedar of Lebanon and the yew trees along the south and east boundaries. These trees need management, while faster growing trees and shrubs need regular pruning, together with removal of self-seeding saplings, so that the planned nature of the garden is not lost and the historic elements are not damaged or obscured. The sundial has been replaced within the North Garden where it was marked on the 1886 Ordnance Survey map, but not to its original marked position.

## **4 ISSUES AND VULNERABILITIES**

4.1.1 A number of these issues overlap, however certain aspects of the Site have been identified, as follows:

### **4.2 Management Issues**

4.2.1 The management and ownership of the Site is split between Wiltshire Council and Salisbury City Council. The east access road divides the East Garden (owned by Salisbury City Council) from the remainder of the Site (owned by Wiltshire Council).

4.2.2 In November 2008, the Parks Department of Salisbury District Council (now part of Wiltshire Council) prepared a draft report entitled '*Bourne Hill grounds, the Greencroft and Wyndham Open Space Management and Development Plan*'. This document states that the day-to-day management of the grounds is carried out by the Parks Department and that the maintenance is 'not ideal - fundamentally reactive' (Salisbury DC 2008, 28ff). The budget for the three grounds is raised by 'elected members within the city', meaning members of the City Council, 'under the auspices of the district council' (Salisbury DC 2008, 29), but that 'there is no capital budget allocated to any of the tree areas for the financial year 2008/9' and funding had been raised in recent years 'from planning policy R2 developer contributions', and further, 'it is unlikely that any work in these areas will be realised before the advent of the new Salisbury City Council and Wiltshire Council' (Salisbury DC 2008, 29). Therefore it is possible that although the areas of the Site belonging to Wiltshire Council have been addressed through the 2009-10 works on the Site, funds for maintenance of the East Garden may or may not be made available in the future.

### **4.3 Recognition and Protection Issues**

4.3.1 The Site is a Registered Park and Garden, containing a Scheduled Monument and listed structures, all within a Conservation Area. However, a maintenance plan is required, to uphold the works completed within the Wiltshire Council section of the Site and to address issues within the Salisbury City Council section (the East Garden).

4.3.2 In addition, there is a clear need for the City Rampart to be recognised as a distinct component of the Registered Park and Garden, in order to afford it the physical protection it requires. The memorial urn and the porch also require this recognition, to a lesser extent due to their lesser status but also as they are more robust in terms of every day wear and tear.

### **4.4 Historical Issues**

4.4.1 The Site contains tangible links to the historic past of Salisbury and evidential links to the 18th century landscape architect Woods. The survival of the City Rampart is threatened by soil erosion through visitor activity and possibly by uprooting of dead trees and shrubs. The open lawn area is threatened by being subsumed by trees, which if not managed, might spread and self-seed. The porch and memorial urn are in need of conservation and possibly protection of some kind, while retaining access for visitors.

#### **4.5 Authenticity / Integrity Issues**

4.5.1 It is not clear which trees if any were planted as a result of Woods' plan. It is possible to speculate the types of trees and shrubs he preferred, from his other garden sites which might have more surviving documentation. This may be used as a guide to the selection of suitable tree types for planting during the continued upkeep of the Site. As mentioned above, the retention of the open lawn area is an important element of the planned landscape as Woods devised it and therefore the use of features that might reduce this area is to be discouraged. The integrity of the elements of Woods' plan that might have been implemented should be protected, for example the placing of the porch in the south-east corner, in place of the 'summer house'. The memorial urn of 1774 retains its original location, as does the porch (since its removal from the cathedral). The sundial of 1722 has been replaced within the North Garden, not far from its position as marked on the 1880 OS map. It is not known if this position was the original one, but it may be considered better to have returned the sundial to the North Garden, from its position in the East Garden.

#### **4.6 Conservation Issues**

4.6.1 The 2009-10 works have ensured the sympathetic repair of the listed garden walls, which, if regularly maintained, should last many years for future enjoyment. In the same way, the condition of the Forecourt, Long Garden and North Garden may be maintained for future use.

4.6.2 The City Rampart is in need of mitigation to ensure a reduction in its erosion. It may also require a structural survey, to investigate its stability and whether a void exists from the former ice house. Photographs from 2004 (Turnberry Consulting, 2004, appendix 7:xiii) reveal a similar amount of vegetation present on the ramparts as today, however photographs from November 2005 (Melville 2005B, fig 109) show a substantial reduction in trees and shrubs and a large coverage of grass. In addition, large areas of erosion are visible at the north-east section of the rampart. Certain vegetation may be removed to allow grass to take hold, without compromising its 'wild' character.

4.6.3 The cathedral porch is in need of immediate conservation work, as identified by R. Melville in 2005 (Melville, 2005A, 13). In 2010, graffiti is present which detracts from its appearance. Similarly, the memorial urn of 1774 is in need of conservation.

#### **4.7 Sustainability Issues**

4.7.1 Currently, the Parks Department of Salisbury City Council has a maintenance plan which details specific elements of work to be completed as and when they are required. The *Environmental Statement of Intent* (Salisbury City Council 2009) mentions that it will 'endeavour to improve existing green open space' (p.3) but no documents address detailed sustainability issues of the parks or materials used within the parks. Use of renewable or recyclable materials or materials sourced locally, in addition to the usage of materials produced within the Site, e.g. composting, wood and wood-derived materials, would contribute to the reduction of energy consumption and carbon footprint. Such materials may have been used within the 2009-10 conservation and refurbishment works of the gardens.

The sourcing of the trees and plants from sustainable and / or local sources would also contribute to the sustainability of the Site.

- 4.7.2 An ecology survey was completed for the site of the 2009-10 works and it concludes that it was in terms of ecology 'typical of an urban area' and that 'species diversity is low' (The Landmark Practice 2008, chp. 9,15). Furthermore, 'Any ecological interest that the site may offer is related to the limited foraging potential and roosting opportunities for bats and other wildlife, and the adjacent parkland with mature trees, which due to their proximity marginally increases the value of the site.' (The Landmark Practice 2008, chp. 9,16). Therefore the East Garden may have a greater diversity, resulting from its varied habitats of lawn areas, dense vegetation areas and ecology boxes. During the 2009-10 works, an ecology wall was erected in the North Garden and a pond constructed, to attract a greater biodiversity of species.

#### **4.8 Ownership and Access**

- 4.8.1 As mentioned previously, Salisbury City Council own the East Garden and Wiltshire Council own the remainder of the Site. Those houses along College Street, whose gardens back on to the east boundary wall of the East Garden, share ownership of the wall. The maintenance plan may have to address shared responsibilities and arrangements may be required regarding access to complete maintenance.
- 4.8.2 Public access to the Site is unlimited to the East Garden, from Bourne Hill and from the north boundary road by College Street. Access to the North Garden and Long Garden is through a gate from the public right of way by the west boundary wall and a gate on the east access road. These will initially be closed at 5pm as a trial period (pers. comm. Kevin Butcher, 27/09/2010). Although the gap between the east wall of the North Garden and the modern extension currently allows unlimited access. Access to the Forecourt is gained from Bourne Hill and from the east access road.

#### **4.9 Public Usage**

- 4.9.1 The draft report by Salisbury District Council from 2008 identified which sections of the public used the East Garden (named as Bourne Hill grounds), the Greencroft and Wyndham Open Space, how often and for what purpose (Salisbury District Council 2008, 31ff). In summary, 534 questionnaires were returned and 80% visited the East Garden at least once a week, either solely or in addition to the other two areas (Salisbury District Council 2008, 31).
- 4.9.2 The 'most popular reasons for visiting the grounds' were: firstly, for relaxation, secondly, to take a shortcut, thirdly, to take exercise and fourthly to look at the scenery (Salisbury District Council 2008, 35). The overall impressions of the East Garden were: 56% regarding it as good or very good (Salisbury District Council 2008, 40), while their favourite aspects were 'the walk under the trees; the sense of being apart from the city; and the 'wild' feel or the area' (Salisbury District Council 2008, 41). Their least favourite aspects were 'The flower bed opposite the house, since it is out of keeping with the area; the condition of the footpaths; and the lack of lighting' (*ibid.*). Since the survey, the flowerbed has been removed from the lawn area and new lighting has been installed, together with security cameras.



4.9.3 When questioned about accessibility, the majority of those surveyed thought that the pathways were good, which the report noted as 'perhaps a little surprising given the ramshackle nature of the footpath that runs through the trees at the top of this space' (Salisbury District Council 2008, 43). It went on to suggest that people might be happy with the informal nature of the paths, which are in keeping with the character of the grounds. The 'historical stones' that line the path, possibly dating from the 18<sup>th</sup> or 19<sup>th</sup> century, could be made more prominent, thereby enhancing the parkland character of the path (*ibid.*). Access for wheelchairs and pushchairs was considered as fair or good (*ibid.*).

4.9.4 The East Garden and Forecourt area have been accessible to the public since the Corporation of Salisbury acquired the Site. The North Garden and Long Garden will now also be accessible. With visitor usage, comes the threat of degradation and erosion, largely through natural wear and tear. It is important that public access should be maintained, while activity that could reduce the condition of the Site should be discouraged.

#### **4.10 Planning and Development Control**

4.10.1 Since the granting of permission of the 2008 planning application and the implementation of the works, there may be no need for further works to take place for a number of years. However, should the need arise, the below-ground and above-ground heritage assets should be considered, prior to the granting of further applications, in accordance with PPS5 and local policy.

4.10.2 Should works be required to or within the setting of the Scheduled City Rampart, Scheduled Monument Consent may be required. An application form for the proposed works should be filled in and sent to the English Heritage South West Region office. The application will then be assessed and the final decision will be made by the Secretary of State for Culture, Media and Sport. English Heritage would also be able to advise if planning permission would also be required.

4.10.3 Should works be required to or within the setting of any of the Listed Buildings or structures, consultation should be carried out with Wiltshire Council's Planning Authority and Conservation Officer. It may then be necessary to apply for Listed Building Consent and / or planning permission. Similarly, if any buildings over 115m<sup>3</sup> or walls or structures more than 1m in height next to a highway or over 2m in height elsewhere, are to be demolished, an application should be made for Conservation Area Consent.,

#### **4.11 Presentation**

4.11.1 Currently, there is no presentation of the significance of the Site to visitors. Significance of the design of the East Garden is not immediately apparent, the integrity of the four gardens as a whole is not apparent, the reason why the designs of the gardens differ is not apparent and the value of the ecological aspects, for example the Cedar of Lebanon, is not apparent.

#### **4.12 Reversibility**

4.12.1 The current scheme within the North Garden and the Long Garden, as created by the 2009-10 works may be wholly or partly reversible, should the

requirements of the owners change in the future, subject to the setting and condition of the historic elements. The East Garden has not been changed significantly since its creation in the 18<sup>th</sup> century and this would ideally remain the case, therefore reversibility would not apply.

## 5 POLICIES

### 5.1 Introduction

5.1.1 This section of the conservation management plan establishes policies that may be used for the protection of the Site's significance, its physical protection, its enhancement and realising its full potential for public enjoyment, access and understanding.

5.1.2 The policies pick up on the physical and notional elements of the Site, as identified from the Understanding and Assessment of Significance sections of the plan. Furthermore, certain policies address individual items from the Gazetteer to enhance these features for the overall positive enhancement of the Site. The policies do not address the Council House itself, as it has been thoroughly dealt with in the '*Salisbury Council House Conservation Plan*' by Rodney Melville (2005).

### 5.2 Principal Policies

#### ***Policy 1: Protection***

There should be an awareness of the importance of the Site and its elements. An understanding of the significance of the heritage assets and the potential impact of development proposals on this significance should be carefully considered. Consideration of mitigation measures should be completed prior to the granting of any future planning application decisions and resulting development works on or close to the Site. Works to the City Rampart may require Scheduled Monument Consent. Any works to the monument should be discussed with English Heritage. Funds required for works to maintain the Site's character and appearance and to retain its historic fabric, should be made available.

#### ***Policy 2: Conservation, Repair and Maintenance***

Immediate, medium and long-term needs of the walls, structures and garden elements should be addressed through a detailed maintenance programme, detailing materials to be used which are appropriate, sympathetic and where possible, from sustainable sources

#### ***Policy 3: Enhancement and Improvement***

The Site can be enhanced to improve the experience for visitors, such as the character and appearance, the points of access, points of interest, amenities and understanding.

#### ***Policy 4: Access***

Encourage public understanding and enjoyment of the Site. Maintain the safety of the site for users and be compliant with relevant access legislation.

**Policy 5: Implementation, Management and Review**

Salisbury City Council and Wiltshire Council should seek to tie this CMP in with policies for widespread greenspace and sustainability strategies, and the possibility of entering it for the Green Flag Award scheme should be investigated. A maintenance plan is to be written and implemented using contractors appointed by the councils, which should include sustainability / energy efficiency practices – e.g. recycling of plant waste, use of recycled or local produce, organic fertilisers, etc. Timescales and other objectives of the maintenance plan should be kept to for the effective management and upkeep of the Site.

**5.3 Policy 1: Protection****Policy 1.1- Historic Fabric and Character of the Heritage Assets**

To protect the historic fabric and character of the heritage assets within the Site and their setting within the gardens. In addition, to protect the fabric and character of the gardens themselves and the Site's overall setting within Salisbury. Although a number of the assets have statutory protection, as does the entire Site as a Registered Park and Garden, efforts must be made to enact that protection of their historic fabric and character.

**Policy 1.2 – Planning Applications and Protection of the Heritage Assets**

Planning applications in and around the vicinity of the Site should be rejected, where the Site's historic fabric, character and appearance, including intrusion below-ground, might be compromised. These include the Scheduled Monument of the City Rampart, the Listed structures for example the garden walls, and all other heritage assets within the Site. Consideration, application for appropriate consents, for example Scheduled Monument Consent, Listed Building Consent and Conservation Area Consent and appropriate mitigation of the Site's heritage assets, should be agreed prior to the granting of any planning applications and procedure of any development works. The written scheme of investigation for the method of mitigation works must be agreed by the Wiltshire Council's Planning Department archaeological and / or conservation officer, prior commencement of the works. Specific gazetteer sites include:

- Entire Site: within Salisbury City Conservation Area and it is a Grade II Registered Park.
- CH1, CH2, CH4, F1, F4: Council House (Grade II\* Listed), modern extension and east access road, Forecourt - where services may require expansion, repair or replacement, east boundary wall of Forecourt (Grade II Listed) which could be affected directly by input of services or indirectly by impact upon its setting.
- NG3, NG5: West boundary wall and doorway at south-west corner (Grade II Listed), which could be directly impacted upon or its setting indirectly impacted upon, sundial within the North Garden, (formerly in the East Garden), its setting could be affected.
- EG1, EG2, EG3, EG4, EG5, EG6, EG15, EG16, EG21, EG26: East Garden, City Rampart and Ditch (Scheduled Monument), east boundary wall (Grade II Listed) and south boundary wall, drainpipe, memorial urn (Grade II Listed),

cathedral porch (Grade II Listed), cast iron urns (Grade II Listed) - where services from the College Street houses might require repair or replacement, where new furniture or structures might be installed within the East Garden, where new developments might overlook the garden, where the setting of assets within the garden and the garden itself might be compromised.

***Policy 1.3 – Public Use and Administrative Operations***

To minimise risk to the historic fabric from normal public use and administrative operations, including installation and routine maintenance of services, property boundaries, particularly the shared walls and hedging along the east boundary (EG15).

***Policy 1.4 – Protection through Regular Maintenance***

To observe and implement effective regimes for physical condition of the Site, such as a maintenance programme with immediate, medium and long-term actions. Issues of shared ownership, for example along the east access road, between the two councils, or along the east boundary wall, with Salisbury City Council and the College Street residents, should be addressed in terms of maintenance. Specific gazetteer sites include:

- F2, NG2, NG3, NG4, LG2, EG14, EG15, EG16: south wall of Forecourt, north boundary wall, west boundary wall, east wall of North Garden, north, east and south walls of East Garden – to keep the walls in a safe condition and arrange shared responsibility for the east boundary wall.
- NG5, NG6, EG2, EG3, EG5, EG6, EG7: Sundial, pond, City Rampart, porch, memorial urn, gate pier – to ensure that these items remain in a safe condition.
- EG8: Ice house in East Garden – to complete a survey, whether cursory or detailed, to ensure that it is in a safe condition and not requiring back-filling or stabilisation.

***Policy 1.5 – Biodiversity Protection***

To protect the biodiversity of the Site, while protecting the City Rampart, memorial urn and porch from intrusive plant growth, through timely pruning and thinning where required, and careful / professional removal of plant growth while minimising damage to historic fabric, to plant appropriate species of flora that will integrate and enhance the existing biodiversity, without compromising the character and appearance of the Registered Park and Garden or its assets. Specifically, to maintain the condition of the pond (NG6) and the various trees and shrubs throughout the Site.

***Policy 1.6 – Statutory Requirements***

To ensure that all the statutory requirements for the protection of the Site and its heritage assets are enacted, through enforcement of legal protection, ensuring repairs to unsafe built elements of the Site and ensuring equal opportunities for access to the Site and safe locations for points of interest, where possible.

## 5.4 Policy 2: Conservation, Repair and Maintenance

### ***Policy 2.1 - Implementation of Maintenance***

To ensure the implementation of regular and effective programmes of maintenance, with planned monitoring, inspection, conservation and repair, with reviews to existing arrangements where necessary. Specifically:

- EG2 and EG3: City Rampart – The monument is suffering from erosion and an inundation of vegetation. Erosion may be lessened by allowing grass to holder-establish by increasing the light by removal of trees, as appropriate. The Council should discuss a management scheme for the monument with English Heritage.

### ***Policy 2.2 – Special Regard for the Historic Fabric and Character***

To ensure that all works are informed by a clear and detailed understanding of the character and historic value of the Site and its heritage assets. Where necessary, works affecting heritage assets should be preceded by application for the relevant consents and any affected historic fabric should be fully recorded through archaeological investigations, prior to and during the works. The written scheme of investigation for the method of mitigation works must be agreed by the Wiltshire Council's Planning Department archaeological and / or conservation officer, prior commencement of the works.

### ***Policy 2.3 – Sympathetic Conservation and Like-for-like Repair / Replacement***

To complete all works to the highest standard, using sympathetic conservation repairs where possible, while retaining the significance of the element, avoiding loss of fabric and adhering to historical accuracy in design, materials and workmanship. Specifically:

- EG5, EG6: Porch and memorial urn – these items are in need of consolidation and conservation work, involving like-for-like materials and workmanship.
- F4: East wall of Forecourt - this wall has not yet been conserved and would benefit from such work, together with the replacement of the missing ball finials or removal of the remaining metal fixings, for health and safety and aesthetic reasons.
- F5: Pedimented doorway in Forecourt – this doorway is in urgent need of consolidation and repair, using sympathetic materials, masonry repairs and workmanship.
- NG4: East wall of North Garden – this wall has yet to be conserved, although this may be completed once the 2009-10 works are finished. Areas of blown brickwork and empty jointing should be addressed.

### ***Policy 2.4 – Flora and Fauna Maintenance and Historic Planting***

To maintain the ecological biodiversity of the Site and where possible to enhance it, while being informed by an understanding of the original planting of the historic garden and retaining and replacing ancient trees like-for-like as appropriate. Specifically:

- CH5, NG1, LG1: Hornbeam tree, North Garden, Long Garden – to ensure routine maintenance of planting, continuation of successful planting, to encourage new growth where appropriate and provide a variety of habitats for wildlife.

- EG1, EG2, EG3, EG9, EG10, EG12, EG13: East Garden, Cedar of Lebanon, City Rampart and Ditch, Formal Lawn, treed area between ditch and east boundary wall, treed area around south section of City Rampart – to ensure upkeep of the formal lawn and maintain it as an open area in accordance with Woods’ plan of 1771, continuation of tree management, including maintenance of Cedar of Lebanon and other veteran trees, replacement of trees where required within dense borders to retain these areas in accordance with Woods’ plan, preferably using either fir or cypress trees, continuation to maintain and replace trees around informal area of north section of the City Rampart, using deciduous and fir trees in accordance with Woods’ plan. Clearance of scrub and allow grass to re-establish on the City Rampart for its protection, possible planting of ground flora.

### ***Policy 2.5 – Retention of Key Views***

To maintain key views around the Site through controlling those items that might compromise them, for example plant growth or self-seeding, or addition of structures, furniture or new access routes within the Site. Specifically:

- EG1: East Garden – views and vistas are a key feature of this planned 18<sup>th</sup> century garden, particularly the wide open space of the lawn, which could be appreciated from the Council House and from glimpses through the trees, the glimpses of the house, the porch, the memorial urn and City Ditch, from the perimeter path, the unfolding view along the City Ditch and its curve up towards the rising City Rampart. Therefore it is important that these views are preserved to maintain the character of the Site.

## **5.5 Policy 3: Enhancement and Improvement**

### ***Policy 3.1- Pedestrian Access***

To maintain paths, access roads and entrances around the Site, to allow accessibility for all, while maintaining the historic character and appearance of the gardens. While the current level of pedestrian access should be maintained, careful planning and consultation with historic environment professionals within and external to the councils should be completed before any other forms of access are allowed. Specifically:

- CH4, EG17, EG18: East access road, perimeter path and extension of path in East Garden - while vehicles may be useable on the east access road, the possibility of bicycles along the perimeter path of the East Garden should be discouraged, as the path is too narrow and overhung with plant growth to allow safe passage for cyclists and walkers together and it would detract from the sheltered character of the path.

### ***Policy 3.2 – Visitor Enjoyment and Safety***

To enhance public appreciation of the Site, through increasing accessibility where possible or appropriate, regular maintenance of the Site, its security cameras and lighting, refuse collection, upkeep of plant growth over sections sensitive to erosion. The provision of security cameras and lighting during the 2009-10 works will allow council workers to safely come and go from the offices during darkness, in addition to visitors to the grounds. This installation may be monitored over a period of time, to determine whether it is adequate, or whether more lighting is required, while not detracting from the character and appearance of the Site.

**Policy 3.3 – Car Parking**

Allowing visitors a safe environment to stand and appreciate the main building and gardens, without the danger and clutter of parked vehicles. Parking has been re-organised, in order to remove cars from directly outside the south and east facades of the Council House, thereby improving its setting. The vehicle-free Forecourt and East Access Road should be retained as much as possible, including taxis and works and delivery vans. Parking facilities off Belle View Road have been renovated, with lighting provided and future creation of spaces will have to be in consideration of the setting of the Site.

**Policy 3.4 – Vegetation on the City Rampart**

To maintain the City Rampart and Ditch, as part of the medieval remains contained within the Site. The vegetation on the rampart may be thinned, as it had less dense cover in the past. This would allow grass to take hold, to try and resolve the eroded areas.

**Policy 3.5 – Public Awareness and Appreciation**

To enhance understanding of the Site, its importance, historic value and context within Salisbury's history and British history. This could be achieved through the provision of informative leaflets within the Council House and other tourist sites, talks given by relevant visiting societies and interest groups, reference to the Site within Salisbury Museum and other relevant museums, activity days for schools, information posted on the Council website, et cetera. Interaction by the public within the gardens – the public helped to design the North Garden and supervised volunteers could help in the maintenance, to learn specific gardening skills or conservation skills throughout the Site.

**Policy 3.6 – Sustainability**

To improve the sustainability of the Site, through identification of existing practices of recycling natural and man-made materials, composting, utilisation of waste plant produce, e.g. woodchipping, utilisation of locally-sourced and renewable / sustainable / biodegradable products, rainwater collection from the main buildings for grounds watering, discretely-hidden solar panning, possibly on the modern extension.

**Policy 3.7 – Overall Enhancements**

To retain the overall character of the Site by maintaining and/or introducing elements that preserve or enhance it, and to discourage installation of elements that, while improving visitor experience, would detract from or degrade that overall character. Specifically:

- EG1: East Garden - The formal flower bed was removed as it did not fit with park landscape character – which sets a precedent for retaining this style. Therefore, the cast iron urns may be better placed in the North Garden or Forecourt as formal garden features.

Further ideas arose from the draft parkland management report by Salisbury District Council from 2008. These included, amongst others:

- An interpretation panel to highlight the historical features within the East Garden (p.63), - this might be useful, but would have to be carefully placed so as not to detract from the character of the garden and might be vandalised.
- Grass to be grown long, planting of native shrubs along south and west sections of the East Garden, a wildlife pond on the lower and flatter part of the park, a natural amphitheatre opposite the Council House for outdoor



performances (p. 65ff) – long grass growth is a possibility, the invention of a pond or an amphitheatre would largely detract from the character of the 18<sup>th</sup> century planned landscape.

- Thinning of tree cover, introduction of woodland bulbs, drifts of woodland flowers (p. 69) - this might add interest to the Site, as long as it did not lead to a formal flower bed, that would detract from the character of the East Garden landscape.
- Reclaim and improve the perimeter footpath within the East Garden while retaining its 'earthy, natural aesthetic' (p.70) – this would certainly be a positive move, as long as the footpath is not intended for cyclist usage, which would detract from its character and make it unsafe for walkers.
- Consider creating an entrance at the north-east corner of the East Garden, by College Street (p. 71) – this might be a positive improvement, as long as the entrance would not further expose the memorial urn, to possible damage.
- Extra benching around the lawn area and natural seating cut into the 'slopes around the lawn' (p.72) – further seating could be located along the east access road, but any more within the main East Garden, might detract from its appearance, and the cutting of seating into the ground would have to avoid the Scheduled City Rampart and be monitored for possible archaeological remains, due to the presence of the Anglo-Saxon remains in the north-east corner of the garden.
- Possible refreshments provision within a kiosk or café (p.73) - -this could be run as a trial and could generate income for the maintenance of the grounds.

## **5.6 Policy 4: Access**

### ***Policy 4.1 – Movement through the Site***

To maintain and improve public access to the Site, while minimising impact on its historic fabric and character, and care of the improvements made during the 2009-10 works. Following on from Policy 3.1, the priority should be for pedestrians, with vehicle users restricted to the East Access Road.

### ***Policy 4.2 – Visit Experience***

To extend public access and enjoyment of the Site, through upkeep of the paths, access roads and entrances, maintenance of the heritage assets, plants and gardens boundaries, highlight points of interest, while maintaining existing sheltered locations.

### ***Policy 4.3 – Intellectual Access***

Intellectual access may be enhanced or improved through methods such as informative leaflets, talks, guided tours, workshops, other organised events, events in conjunction with other tourist sites in Salisbury. Further ideas are explored in Policy 3.5.

## **5.7 Policy 5: Implementation, Management and Review**

### ***Policy 5.1 - Funding***

To attempt to raise funds for the immediate requirements of this CMP, justified by providing an important resource for health, well-being and education amongst other

benefits to the local community. Sources of funding might include Government departments for Health, Culture, Media and Sport, Energy and Climate Change, amongst others, English Heritage, societies and charities. To explore the possibilities of on-site funding, such as postcards and pamphlets to be sold within other tourist site shops within Salisbury, hold events with nominal entrance fees or donations, allow mobile stalls to sell goods e.g. refreshments, by the one of the entrances, for a trading fee.

***Policy 5.2 – Business Plan***

To draw up a business plan to account for these initial costs and subsequent maintenance and improvement costs over an immediate, medium and long-term period. To use the business plan to approach interested bodies for funding, thereby illustrating where the funding would be directed.

***Policy 5.3 – Implementation***

To identify a consultation group of employees within Salisbury City Council and Wiltshire Council who will be responsible for implementation of maintenance, monitoring progress, organise funds, fund-raising, events, incidents, contractors and suppliers. There may be individuals, whose positions within the councils includes these roles, but a coordinated approach through consultation might help to implement ideas and tackle problems effectively.

***Policy 5.4 - Review***

To regularly review works completed, the effectiveness of the maintenance plan and the business plan, organisational arrangements, contractors and suppliers and identify specific actions required. To regularly report findings to appropriate departments within the councils.

## 6 IMPLEMENTATION AND REVIEW

6.1.1 The policies refer to items of work that may be completed over immediate, medium and long-term schedules, depending on their urgency. The 2009-10 works have addressed the immediate conservation, repair, enhancement and access issues within the Forecourt, the Long Garden and the North Garden. However, immediate attention is required within the East Garden and at other select locations, to address these issues. Once these have been resolved, a maintenance plan can be written to provide a schedule of works for those items that will require attention in the medium and long-term. In general terms, which should be expanded within a maintenance plan, the following actions could be completed within the Site:

### 6.2 Immediate Action

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>F4: East wall of Forecourt</i>	Immediate conservation and the metal fixings for the ball finials require addressing – either removal or replacement of the finials.	1.1, 1.6, 2.2, 2.3
<i>F5: Pedimented doorway – part of Grade II Listed west boundary wall</i>	Immediate requirement for consolidation and masonry repairs	1.1, 1.6, 2.2, 2.3
<i>NG4: East wall of North Garden</i>	Immediate repointing and treatment of blown brick faces	1.1, 1.6, 2.2, 2.3
<i>EG2 and 3: City Rampart – Scheduled Monument</i>	Survey of whether the ice house is still an open void or backfilled, backfill if required,	1.4, 1.6, 2.1
	Possible thinning of trees and introduction of grass to protect against eroded areas.	1.1, 1.3, 1.4, 1.5, 2.1, 2.2, 3.4
<i>EG5: Porch – Grade II Listed</i>	Immediate requirement for consolidation, repair and graffiti removal.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG6: Memorial Urn – Grade II Listed</i>	Immediate requirement for consolidation and repair.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG7: Gate pier</i>	Immediate conservation work and uncovering from overgrowth.	1.1, 1.4, 1.6, 2.2
<i>EG14, EG15, EG16: North fence, east and south walls of East Garden</i>	Fencing of north boundary requires straightening or replacing with walling, east and south walls require conservation of bricks and joints in places.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>EG21: Drainpipe</i>	Immediate investigation to see if it is in use and	1.4, 1.6

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
	requires repair or removal.	
<i>Entire Site</i>	To raise awareness of the significance and historic character of the Site in regard to planning applications in and around the Site.	1.2
<i>Entire Site</i>	To raise awareness of the significance and historic character of the Site in regard to normal public use and administrative operations	1.1, 1.3, 1.4
<i>Entire Site</i>	To create a detailed maintenance plan, based on existing schedules, and a business plan, with identification of possible sources of funding.	5.1, 5.2

### 6.3 Short Term Action

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>F1, NG1, LG1: Forecourt, North Garden and Long Garden</i>	Maintenance of paths, surfaces, lawns, planting.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 2.3, 2.4
<i>F2, F3: South and west walls of Forecourt</i>	Monitoring of weathering action.	1.1, 1.4, 1.6, 2.2, 2.3
<i>F4: East wall of Forecourt</i>	Monitor action of weathering on repairs	1.1, 1.4, 1.6, 2.2, 2.3
<i>F5: Pedimented doorway – part of Grade II Listed west boundary wall</i>	Monitor action of weathering to repairs.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG4: East wall of North Garden</i>	Monitor action of weathering to repairs.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG5: Sundial – Grade II Listed</i>	Monitor action of weathering and possible repair.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG2, NG3: North wall and Grade II Listed west wall</i>	Monitor action of weathering.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>LG1, LG2: Long Garden and Grade II Listed west boundary wall</i>	Monitor action of weathering.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>EG1: East Garden</i>	Possible improvements including litter bin and dog waste bin relocation and provision, temporary refreshment kiosk by Bourne Hill entrance.	1.1, 4.2
	Canopy thinning, thinning of dense vegetation where required, pruning.	1.1, 1.5, 2.4
	Enhancement through possible areas of long grass, drifts of wild flowers, woodland bulbs, other shrubs.	1.1, 1.5, 2.4, 3.7
<i>EG2 and 3: City Rampart – Scheduled Monument</i>	Canopy thinning, sapling removal, pruning works to ensure grass growth, monitoring of eroded areas.	1.1, 1.3, 1.4, 1.5, 2.1, 2.2, 2.4, 3.4, 3.7
<i>EG4: City Ditch</i>	Sapling removal to ensure integrity of open space retained.	1.1, 1.4, 2.2, 2.4
<i>EG5: Porch – Grade II Listed</i>	Monitoring of repairs, weathering and possible future graffiti.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG6: Memorial Urn – Grade II Listed</i>	Monitoring of repairs and weathering.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG7: Gate pier</i>	Monitoring of conservation work and uncovering from overgrowth.	1.1, 1.4, 1.6, 2.2
<i>EG9: Cedar of Lebanon</i>	Monitoring and pruning	1.4, 2.4
<i>EG10: Lawn</i>	Maintenance and removal of saplings.	1.4, 2.4
<i>EG11, EG12, EG13: Treed areas within East Garden</i>	Pruning, dead plant removal, thinning if necessary.	1.4, 2.4
<i>EG14, EG15, EG16: North fence, east and south walls of East Garden</i>	Monitor action of weathering.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>EG17, EG18: Perimeter path and extension</i>	Upkeep of surfacing and uncovering of boundary stones where present.	1.1, 3.1, 4.1
<i>Entire Site</i>	Monitoring of installed lighting and security cameras and relocation for more effective use if required, while not infringing on historic character	1.1, 1.6, 3.2, 3.6

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
	or key views.	
	Maintaining key views by considered sapling removal, careful placement of new additions to the Site if required such as facilities.	1.1, 3.6
	Enhancements towards public understanding and appreciation, through informative leaflets within the Council House, at other tourist sites within Salisbury, on a website page, events.	3.5, 3.7, 4.3

#### 6.4 Medium Term Action

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>CH5: Hornbeam Tree on east access road</i>	Monitoring through pruning	2.4
<i>F1, NG1, LG1: Forecourt, North Garden and Long Garden</i>	Maintenance of paths, surfaces, lawns, planting, public art, the North Garden pond.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.2, 2.3
<i>F2, F3: South and west walls of Forecourt</i>	Monitoring of weathering action and possible repairs.	1.4, 1.6, 2.2, 2.3
<i>F4: East wall of Forecourt</i>	Monitor action of weathering on repairs and additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>F5: Pedimented doorway – part of Grade II Listed west boundary wall</i>	Monitor action of weathering to repairs, additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG4: East wall of North Garden</i>	Monitor action of weathering to repairs, additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG5: Sundial – Grade II Listed</i>	Monitor action of weathering and possible repair.	1.1, 1.4, 1.6, 2.1, 2.2, 2.3
<i>NG2, NG3: North wall and Grade II Listed west wall</i>	Monitor action of weathering and possible repair.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>LG1, LG2: Long Garden and Grade II Listed west boundary wall</i>	Monitor action of weathering and possible repair.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>EG1: East Garden</i>	Possible refreshment kiosk by Bourne Hill entrance or another appropriate location.	1.1, 4.2
	Canopy thinning, thinning of dense vegetation where required, pruning.	1.1, 1.5, 2.4
	Enhancement through possible areas of long grass, drifts of wild flowers, woodland bulbs, other shrubs.	1.1, 1.5, 2.4, 3.7
<i>EG2 and 3: City Rampart – Scheduled Monument</i>	Canopy thinning, sapling removal, pruning works to ensure grass growth, monitoring of eroded areas.	1.1, 1.3, 1.4, 1.5, 2.1, 2.2, 2.4, 3.4, 3.7
<i>EG4: City Ditch</i>	Sapling removal to ensure integrity of open space retained.	1.1, 1.4, 2.2, 2.4
<i>EG5: Porch – Grade II Listed</i>	Monitoring of repairs, weathering and possible future graffiti.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG6: Memorial Urn – Grade II Listed</i>	Monitoring of repairs and weathering.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG7: Gate pier</i>	Monitoring of conservation work and uncovering from overgrowth.	1.1, 1.4, 1.6, 2.2
<i>EG9: Cedar of Lebanon</i>	Monitoring and pruning	1.4, 2.4
<i>EG10: Lawn</i>	Maintenance and removal of saplings.	1.4, 2.4
<i>EG11, EG12, EG13: Treed areas within East Garden</i>	Pruning, dead plant removal, thinning if necessary.	1.4, 2.4
<i>EG14, EG15, EG16: North fence, east and south walls of East Garden</i>	Monitor action of weathering.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>EG17, EG18: Perimeter path and extension</i>	Upkeep of surfacing and boundary stones where present	1.1, 3.1, 4.1
<i>Entire Site</i>	Monitoring of installed lighting and security cameras and relocation for more effective use if required, while not infringing on historic character or key views.	1.1, 1.6, 3.2, 3.6

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
	Maintaining key views by considered sapling removal, careful placement of new additions to the Site if required such as benches.	1.1, 3.6
	Enhancements towards public understanding and appreciation, through informative leaflets within the Council House, at other tourist sites within Salisbury, on a website page, events.	3.5, 3.7, 4.3

## 6.5 Long Term Action

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
<i>CH5: Hornbeam Tree on east access road</i>	Monitoring through pruning	2.4
<i>F1, NG1, LG1: Forecourt, North Garden and Long Garden</i>	Maintenance of paths, surfaces, lawns, planting, public art, the North Garden pond.	1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 2.3
<i>F2, F3: South and west walls of Forecourt</i>	Monitoring of weathering action and possible repairs.	1.4, 1.6, 2.2, 2.3
<i>F4: East wall of Forecourt</i>	Monitor action of weathering on repairs and additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>F5: Pedimented doorway – part of Grade II Listed west boundary wall</i>	Monitor action of weathering to repairs, additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG4: East wall of North Garden</i>	Monitor action of weathering to repairs, additional repairs if required.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG5: Sundial – Grade II Listed</i>	Monitor action of weathering and possible repair.	1.1, 1.4, 1.6, 2.2, 2.3
<i>NG2, NG3: North wall and Grade II Listed west wall</i>	Monitor action of weathering and possible repair.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>LG1, LG2: Long Garden and Grade II Listed west boundary wall</i>	Monitor action of weathering and possible repair.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>EG1: East Garden</i>	Possible refreshment kiosk by Bourne Hill entrance	1.1, 4.2



<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
	or another appropriate location.	
	Canopy thinning, thinning of dense vegetation where required, pruning, replacement of trees and shrubs where required.	1.1, 1.5, 2.4
	Enhancement through possible areas of long grass, drifts of wild flowers, woodland bulbs, other shrubs.	1.1, 1.5, 2.4, 3.7
<i>EG2 and 3: City Rampart – Scheduled Monument</i>	Canopy thinning, sapling removal, pruning works to ensure grass growth, monitoring of eroded areas.	1.1, 1.3, 1.4, 1.5, 2.1, 2.2, 2.4, 3.4, 3.7
<i>EG4: City Ditch</i>	Sapling removal to ensure integrity of open space retained.	1.1, 1.4, 2.2, 2.4
<i>EG5: Porch – Grade II Listed</i>	Monitoring of repairs, weathering and possible future graffiti.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG6: Memorial Urn – Grade II Listed</i>	Monitoring of repairs and weathering.	1.1, 1.3, 1.4, 1.6, 2.2, 2.3
<i>EG7: Gate pier</i>	Immediate conservation work and uncovering from overgrowth.	1.1, 1.4, 1.6, 2.2
<i>EG9: Cedar of Lebanon</i>	Monitoring and pruning	1.4, 2.4
<i>EG10: Lawn</i>	Maintenance and removal of saplings.	1.4, 2.4
<i>EG11, EG12, EG13: Treed areas within East Garden</i>	Pruning, dead plant removal, thinning if necessary.	1.4, 2.4
<i>EG14, EG15, EG16: North fence, east and south walls of East Garden</i>	Monitor action of weathering.	1.1, 1.2, 1.3, 1.4, 2.2, 2.3
<i>EG17, EG18: Perimeter path and extension</i>	Upkeep of surfacing and boundary stones where present	1.1, 3.1, 4.1
<i>Entire Site</i>	Monitoring of installed lighting and security cameras and relocation for more effective use if required, while not infringing on historic character or key views.	1.1, 1.6, 3.2, 3.6

<b>Gazetteer Site</b>	<b>Action</b>	<b>Relevant Policy</b>
	Maintaining key views by considered sapling removal, careful placement of new additions to the Site if required such as facilities.	1.1, 3.6
	Enhancements towards public understanding and appreciation, through informative leaflets within the Council House, at other tourist sites within Salisbury, on a website page, events.	3.5, 3.7, 4.3

6.5.1 Goals for improvements can also be outlined for the medium and long-term. It may be possible to decide which goals would be appropriate to work towards, depending on results from intermediate goals. For example, if a mobile refreshment stand is profitable every summer, it may be a long-term goal to set up a small permanent café.

## **6.6 Review**

6.6.1 This CMP is designed to work as a reference text, which may support a maintenance plan, or business plan for the Site. While these types of documents would have a definite shelf-life, this CMP may require review after the next major phase of work is completed within the Site, such as after further widespread improvements, or a major change in ownership. It is perceived that the CMP may remain relevant for approximately ten years.

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## **7.2 Historic Environment Records**

c.1600 John Speed's map of Salisbury (RCHM 1980, pl.1)

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1690 View of Courtyard and S. front of "College House" (RCHM 1980, p.3)

1716 William Naish's map (Wiltshire and Swindon Record Office: WSRO/G23/1/161)

1760 Richard Woods' plan of "A Design for the Improvement of the Park, Gardens, and Water at Cannon Hall in Yorkshire, the seat of John Spencer" (Sheffield Archives: SpSt/Add Maps/1/101)

1770 Richard Woods' plan of Wardour Castle (WSRO/2667/21/11)

c.1771 Richard Woods' plan (attributed) of "A Design for the Improvements of The Gardens of Pen: Wyndham Esq. of Salisbury, Wilts" (WSRO/G23/1/162)

1788 S. P. Cockerell's Ground floor plan showing extensions (of Wyndham House) (RCHM 1980, pl.3)

1833 Gilmour's Plan of Salisbury for the Reform Act (WSRO/G23/1/163PC)

1854 Kingdon and Shearn's Local Board of Health plan of the City for Sewerage and Drainage scheme (WSRO/G23/701/1PC)

1871 Buildings and Gardens plan by Kell. Bros for Lumley Associates (c/o Turnberry Consulting Appendix 9: iva)

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### **7.3 Cartographic Sources**

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### **7.4 Online resources**

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**APPENDIX 1: GAZETTEER**