Appendix A.

WARWICK DISTRICT COUNCIL

Wantage, Castle Hill, Kenilworth.

North

Scale: 1:1250

Item 11 B / Page 4

Date: 22 March 2012

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

Appendix B.

The Gardens at Wantage, No. 1 Castle Hill, Kenilworth

The house known as Wantage was completed in 1901 to the designs of Buckland and Farmer. The Architect Herbert Tudor Buckland (1869-1951) was known for his arts and craft houses particularly in Birmingham and the Élan Valley Model Village and educational buildings such as the Royal Hospital School, Suffolk and St. Hugh's College, Oxford. His own house at 21 Yateley Road, Edgbaston was built in 1899 and is a Grade I Listed Building alongside other Grade II buildings also designed by Buckland and Farmer. The significance of The Wantage was recognised when the property was spot listed on the 6th September 2004. The property consists of a medium sized villa with an asymmetrical window arrangement, roughcast walls and other detailing of the arts and craft movement.

The house is within a significant plot of land which forms a garden around it. The plot originally formed part of the Kenilworth Abbey Grounds with the wall of the original Abbey running through the site. Towards the end of the 19th Century the Abbey Fields were put up for sale by the Earl of Clarendon and a syndicate was formed to purchase the greater part of the Abbey Field for public use raising funds by the sale of a series of plots along what is now known as Castle Hill. The land occupied by Wantage consists of two and a half plots; the central plot now occupied by the house was purchased first with the western plot being purchased in 1901 and the eastern plot which also included number 85 Castle Hill (an existing cottage) in 1913. There has been debate as to whether the western plot was originally intended to form part of the site with the central plot. However, when considering the design of the house and its location on the central plot it is difficult to understand how the western elevation of the building would have worked with what could have been a substantial property adjacent to it. The eastern plot was most likely purchased as being undevelopable for a single dwelling as it contained an existing cottage; its ownership gave additional privacy to the service end of Wantage.

The 1905 ordnance survey shows the footprint of Wantage occupying the northern part of the central plot. A series of garden enclosures had been laid out behind it that is to the south of the house. The site is steeply sloping and flights of steps link the gardens. On the plot to the west of Wantage in 1905 the boundary forming the south west terrace of Wantage continues right across the plot with an orchard has been planted on the western plot. Also noted on the ordnance map is a small structure between The Wantage plot and the west plot which may be a flight of steps. There is clearly a flight of steps leading from the terrace into the west plot occupied by the orchard. These indicators would seem to confirm that the western plot was always to be incorporated as garden to the main house. By the 1925 ordnance plan a new garden compartment to the south had been created between the main plot and the western plot.

The layout of the gardens at Wantage takes the form of a series of essentially rectilinear garden compartments, each of which would have had a different function. It is characteristic of arts and crafts gardens that the various functions, ornamental, sporting, productive, are integrated into one whole together as with Thomas Mawson's 1904 design for Wood in Devon, where a series of compartments enclose ornamental gardens (as at Wantage) a tennis court (as at Wantage) and an orchard (as at Wantage).

Appendix C.

Warwickshire

Comments on document on Wantage gardens — From Gardens Trust.

First para. Perhaps state that it was Buckland who was generally responsible for the domestic side of the practice, so almost certainly for Wantage.
Second para. The sales of building plots included Castle Road. More of those were sold and developed sooner.
Perhaps some reference to the very high quality of the work (if expense is an indicator of quality). Buckland's own house was written up as an example of what could be achieved for £1200. In contrast, Wantage appears to have cost around £3,700 to build, and the walling of the garden (presumably mainly the retaining walls of the terraces) £300, and the planting £100 and £50 for fruit trees (It was pretty unusual for any claim to be made for the value of garden plants in the valuations of 1910-15.
The early intention of buying plot 12 is reinforced by the statement made by Ethie that the purchase was prompted by the desire to see Kenilworth Castle for the rest of her days (my submission p7) – hence the windows on the side. The view of the castle would have been compromised by building on plot 12.
The plot 10 wasn't really undevelopable because of the cottage. The businessmen who carved up the plots expected the cottages to go. There are covenants relating to front and rear building lines, and land to be thrown into the highway which show that the cottages were not expected to remain. (see p6 of my submission) Miss Dennison was renting the garden which is now part of the Wantage curtilage before she bought it. She subsequently bought the site (which was not the whole of the original plot 10) and turned the cottage and its garden into a charity.
The tennis court would originally have been a tennis lawn, having only temporary nets. It would have been called a court later when it acquired permanent fences and surface.

Appendix C.

Free Associates
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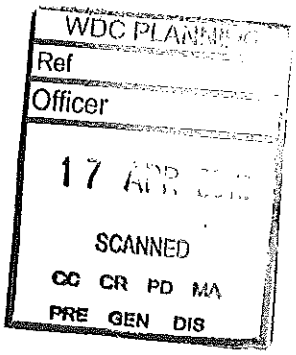


16th April 2012

Mr Alan Mayes
Warwick District Council
Development Services
P.O.Box 2178
Riverside House, Milverton Hill
Royal Leamington Spa
Warwickshire CV32 5HZ

Dear Alan

THE WANTAGE, 1 CASTLE HILL, KENILWORTH CV8 1NB

We question your motives for listing the garden at the Wantage and make the following comments:

ENGLISH HERITAGE LISTING CRITERIA

For a garden to be listed on the National Register of Parks and Gardens it has to fit within the following criteria as laid out by English Heritage:

1 Sites formed before 1750 where at least a proportion of the original layout is still in evidence
2 Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design
3 Sites with a main phase of development post-1840 which are of special interest and relatively intact, the degree of required special interest rising as the site becomes closer in time
4 Particularly careful selection is required for sites from the period after 1945
5 Sites of less than 30 years old are normally registered only if they are of outstanding quality and under threat

Further considerations which may influence selection, and may exceptionally be sufficient by themselves to merit designation are:

6 Sites which were influential in the development of taste, whether through reputation or reference in literature
7 Sites which are early or representative examples of a style of layout or a type of site, or the work of a designer (amateur or professional) of national importance
8 Sites having an association with significant persons or historic events
9 Sites with a strong group value with other heritage assets

1901 is a relatively 'recent' date for a garden and the degree of 'special interest' has to increase through time. We are unaware of what the special interest this garden may have as it does not fit into any of the categories for 'further consideration'.

The gardens have not been influential in the development of taste or any reference to literature, they are not associated with any person or historic event, and there are no other heritage assets with which to form a strong group value.

The architect of the house – Herbert Buckland is not an architect of any great significance. Whilst he may have been responsible for a number of listed buildings they have been listed as a result of their merits and he cannot be regarded as 'exceptional' and is certainly not a designer of 'national' importance. In any event the garden at The Wantage (plot 11) No. 1 Castle Hill has been merely 'laid out' rather than designed, and unless documentary evidence is forthcoming that a designer of national importance designed the garden then it has no significance as a garden by itself.

Based upon the above the garden at The Wantage (plot 11) would not fulfil the English Heritage Parks and Gardens Listing Criteria.

LOCAL LISTING

Local listing should take into consideration the above but on a local level. Herbert Buckland was only known for his position on the Board of Birmingham Schools from 1901 and his principal interest was in schools facilitating their development within Birmingham, but also receiving commissions from educational establishments (and a model village) elsewhere (Suffolk and Oxford). He is therefore known only in elitist architectural history circles and even then really only as a 'committee person' and an 'architect of educational buildings'.

Based upon the above it is difficult to be definitive about Buckland being an 'exceptional local architect'. Not withstanding this fact his 'local' designs should 'stand' by themselves, which they do as buildings. His own house at 15 Yateley Road is listed as is The Wantage, and both are listed buildings because they are well designed in their own right, irrespective of their designer. In fact the listing of The Wantage does not even mention the architect.

There is no indication that Herbert Buckland – or anyone else for that matter, specifically designed the garden or did any more than 'lay plot 11 out'. However, not withstanding this point the garden layout or any significant areas of it will be listed as a result of being 'ancillary' to the building, - no further protection being required.

As you will be aware, for a garden to have significance in its own right it has to be designed – or at least laid out. There is no doubt that Plots 10 & 12 have no design content or even layout content about them as they have been left as bare plots, and as a consequence have no 'significance' as gardens.

CONCLUSION

The garden at The Wantage (plot 11) has no significance for it to be nationally listed in its own right, - or even locally listed.

There is no real evidence to suggest the garden at The Wantage (Plot 11) has been specifically designed by anyone, even of local importance and therefore it has no significance at a local level either.

Plots 10 & 12 are still merely pieces of land 110 years after being sold for building. It would make a mockery of even 'local listings' if areas of 'bare' land were 'locally listed' as garden.

As a result of the above the significance of any garden or area of garden on plot 11 will only be as a result of the significance of the house – The Wantage, and is therefore only significant by being 'ancillary' to the house. The house is listed and as a consequence the relevant area of garden will be listed too by default. There is therefore no justification in listing the garden at The Wantage (plot 11) as it is nationally listed as a result of being ancillary to the house.

One has to question the motives of Warwick District Council in their desire to locally list this garden. Currently the garden is protected by being ancillary listed to The Wantage, and the site is also within a conservation area, so what can be carried out is highly restrictive as it is, (as was demonstrated in the recent dismissal of a Planning Appeal on Plot 10).

There is currently plenty of protection for the garden at The Wantage under current legislation, and any further imposed local listing would neither be justified nor relevant, and would be unreasonable for the enjoyment and rights of the owner of the property which has to be given consideration too.

We comment further on your letter and enclosures dated 23rd March 2012 as follows:

WDC STATEMENT: History and Development of The Wantage

We feel it important that whatever is written is based upon fact and not on wishful thinking and hearsay. We enclose a copy of your commentary with our comments as follows:

Lines 2-3
The emphasis here is that Herbert Buckland was primarily known for his houses whereas we would suggest he was really known for his position on the Board of Birmingham Schools from 1901 and his principal interest was in schools facilitating their development within Birmingham, and the promotion of urban open spaces, but also receiving commissions from educational establishments elsewhere (Suffolk and Oxford). He is therefore known only in obscure architectural history circles and even then really only as a 'committee person' and an 'architect of educational buildings'. Every architect has designed a few houses as a means to progress to their career - its financial pragmatism. This does not devalue the artistic value of any of their house designs, but let's be objective. The person who wrote your statement was also aware that the 'Wikipedia' entry for Herbert Buckland had been changed during the recent Appeal Process so that Buckland's reputation appeared bigger than 'Lutyens'. Let's stick to the facts, and not manipulate them to suit your instructions.

Lines 7-8
Based upon the above we would suggest that the significance of The Wantage (plot 11) was NOT recognised when it was listed in 2004. If it was recognised in the manner to which you suggest then Herbert Buckland would have been mentioned by name in the listing wording. The listing of The Wantage (plot 11) in 2004 was a knee jerk reaction to

proposed development rather than an appreciation of the building for what it actually is. A very good example of an urban arts and crafts house and correctly listed Grade II.

Line 12
There is an assumption here that all the land surrounding The Wantage is garden. We would simply state that the house sits within a significant plot with a laid out garden within its immediate building plot. A garden suggests a deliberate layout, which Plots 10 and 12 simply do not have and never have had.

Lines 17-18
If we are being pedantic a number of building plots were sold off surrounding Abbey Fields, Castle Hill was not developed in isolation. It is stated that the Wantage consists of two and a half plots. This is simply incorrect.

Lines 21-28
This is pure speculation and also incorrect. If the buildings in Yateley Road are analysed it can be seen that the houses and their elevations were built very close to and facing the boundaries of the adjoining plots. This included quite large fenestration overlooking the adjoining property. In actual fact the gap between the west elevation and the western plot 12 is quite a bit larger than that of anywhere on Yateley Road. The Eastern side of the house contained the servant's side of the house and as a consequence the proximity of the adjoining plot would have been even less important. The eastern Plot 10 was bought in 1913 as an act of a dying woman trying to do some social good with the last year of her life, building, development and gardens were of no consideration to her.

Line 34
Both the historic maps of 1880 and other sources show 'orchard' already occupying all the land north of the Abbey wall, so to state that 'orchard has been planted' is both inaccurate and also suggests a deliberate 'garden' intent, when there was none.

Line 36
In one part of the sentence a 'small structure' may be a flight of steps, in the next sentence it is 'clearly' a flight of steps. The person writing this is not being objective.

Line 34
A new line on a map cannot necessarily be construed as a 'new garden compartment'. The changes between the 1905 OS map and the 1925 map also adds a lot more detail to the central Plot 11 garden confirming that the detailed garden design was specific to Plot 11 and the new line across Plot 12 is merely indicating the considerable change in levels. The reality is there is not sufficient detail to establish facts from either.

Plot 10
The lack of commentary on Plot 10 again suggests an agenda by the author rather than an objective statement of facts. In all the historic maps including the ones of the 1930's Plot 10 is separate from the rest of the Wantage (Plot 11).

Lines 45-47
The objectivity of the author has to again be questioned here. Thomas Mawson's 1904 design for the Wood in Devon is a rural property whereas The Wantage is urban and fitted within an urban building plot, - they are simply not comparable. Would the author

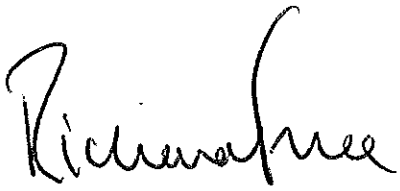
of this document also be the same one who argued during the Planning Appeal that tennis courts were not built in the early 1900's?

Line 48
As mentioned previously the 'orchard' was already there, and so linking the new rose garden with it is incorrect.

Lines 59-60
There is no designed link between the land of Plot 12 and the tennis court.

Lines 66-67
There is no foundation to the statement that the western Plot 12 was included in the original design. The facts suggest this was not the case.

Yours sincerely



Richard Free