

# Condition Assessments: Why?

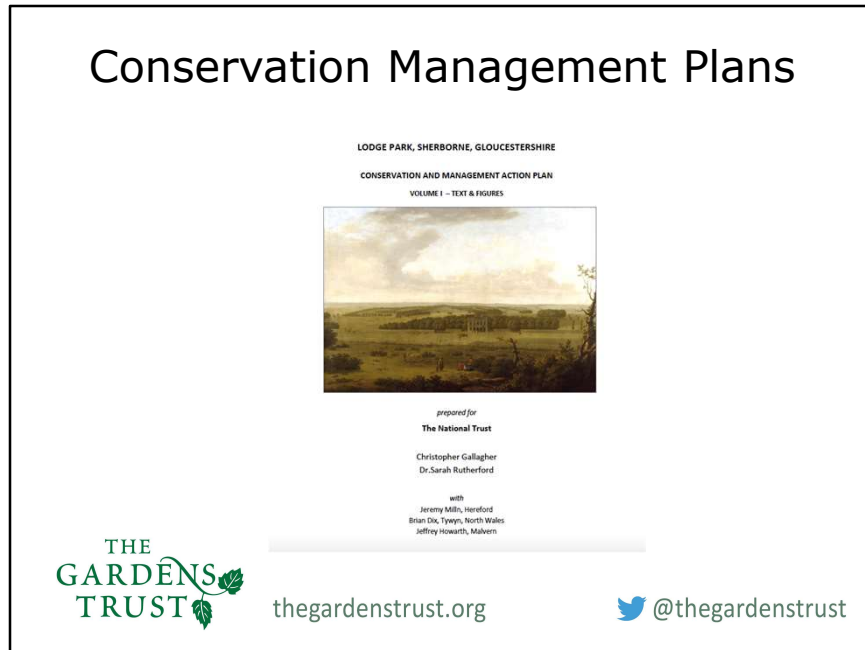


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Going to run through the 3 headline reasons why a condition assessment might be carried out.

# Conservation Management Plans



In caring for, or managing change in, historic parks, gardens and other landscapes, there are often many features, historic layers and diverse interests to consider. Conservation management plans have been developed as a tool to help pull together an understanding of what matters and why, and how to conserve and manage it. From this, plans can be drawn up to develop programmes of repair, restoration or proposals for change. Conservation Management Plans (CMPs) are valuable tools for developing informed management strategies for historic designed landscapes, helping to avoid ad hoc poorly informed decisions, management and development.

Conservation management plans don't need to be lengthy documents but large and complex historic parks and gardens may require a range of research and survey information. Taken together CMPs form a sizeable body of material on the UK's historic designed landscapes.

The best plans are structured to meet the needs of the specific property and designed to be used for every day reference by staff managing the site. CMPs typically include research on a site's history, development and **surviving state**. To record a site's surviving, condition assessments are carried out.

## Conservation Management Plans

CMPs typically include information about:

- what has been there in the past?
- what is there now?
- how is the landscape being managed/used now?
- what needs conserving, why is it important and how to conserve it?

CMPs should:

- inform management strategies
- prevent *ad hoc* decisions
- meet the needs of a specific property and be useful on a day-to-day basis



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## Conservation Management Plans

- CMPs typically include research on a site's history, development and surviving state
- **Condition Assessment**



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A condition assessment survey will provide the writer of the CMP with a snapshot of the surviving state of the historic designed landscape.



Natural England is Government's Statutory Advisor on the Natural Environment. A key purpose of NE is that of 'conserving and enhancing the landscape, including parklands.' NE is tasked by DEFRA (Dept for Environment, Food and Rural Affairs) to deliver much of the agri-environment agreements. These include a number of measures specifically targeted to Historic Environment.

The current scheme is called Countryside Stewardship, which includes a wide range of land management options, and capital grants, that help owners manage their parkland including things like :

Creation, Restoration or Maintenance of Wood Pasture and Parkland;  
Grassland management; Creation of deadwood habitat; Supplements for grazing by traditional breeds; Capital grants for tree planting, tree guards, tree surgery including specialist veteran tree surgery; grants for the preparation of Parkland Management Plans etc.

Countryside Stewardship applications and project monitoring require Condition Assessments.

## Countryside Stewardship

Range of land management options and capital grants to help owners

- Creation, restoration or maintenance of wood pasture and parkland
- Grassland management
- Creation of deadwood habitat
- Supplements for grazing by traditional breeds
- Tree planting, tree guards, tree surgery by specialists.
- Parkland Management Plans

Countryside Stewardship applications and project monitoring require

### Condition Assessments



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Heritage at Risk is a Historic England programme designed to protect and manage the historic environment, particularly by drawing attention to and constructively focussing on those sites that are deemed to be At Risk. It works with owners, friends groups, developers and other stakeholders to find solutions for 'at risk' historic places and sites across England. By way of example, £1.38 million in grant was spent on 31 entries on the East of England Register during 2017/18 (not just parks and gardens).

It is based primarily on a Heritage at Risk Register, which is a record of sites that have been condition assessed and deemed to be At Risk. The Register includes buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites , but they have to be nationally designated to be on the At Risk Register. The assessment of parks and gardens starts with an appraisal of the condition and vulnerability of each registered landscape – and this is what you are going to be shown how to do. Steps being taken by owners to address problems are also taken into consideration.

Park and garden entries are removed from the Register once plans are put in place to address issues and positive progress is being made.

102 (6.1%) of England's 1,669 registered parks and gardens are on the Register. Of the 218 registered parks and gardens in the East of England, 8 (3.7%) are on the Register. None of these are in Bedfordshire, but don't be complacent, this is more likely to be just because of lack of information.

No park and garden entries have been removed from the 2018 East of England Register for positive reasons, and none have been added.



## Heritage At Risk

Protect and manage the historic environment  
by drawing attention to and constructively  
focussing on those sites deemed to be  
At Risk

Work to find solutions for 'at risk' historic  
places and sites by working with owners,  
friends groups, developers and stakeholders



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## Heritage At Risk

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(across all categories not just P&Gs)



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## Heritage At Risk

### Heritage at Risk Register

- Buildings
- Places of Worship
- Monuments
- Parks and Gardens
- Conservation Areas
- Battlefields
- Wreck Sites



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Park and garden entries are removed from the Register once plans are put in place to address issues and positive progress is being made.

## Heritage At Risk

1,670 Registered Parks and Gardens in England  
102 (6.1%) are on the HAR Register

218 registered parks and gardens in the  
East of England

8 (3.7%) are on the HAR Register

(None of these are in Bedfordshire, but this could be due  
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## Heritage At Risk

The assessment of parks and gardens starts with an appraisal of the condition and vulnerability of each registered landscape

### **Condition Assessments**



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## Heritage At Risk Register

### Panshanger, Hertingfordbury / Hertford - East Hertfordshire

C18-early C19 landscape park laid out by Humphry Repton for early C19 country house (demolished mid C20), utilising the Mimram valley and earlier C18 landscape by Lancelot 'Capability' Brown at Cole Green. Phased mineral extraction since the 1990s has impacted landscape character, key views and the condition of landscape features including gardens, water bodies and woodland. Undergoing restoration as a country park, with some areas already open to the public. A Heritage Management Plan is informing the next phases as the site shifts from active quarrying and into restoration.



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This is an example of an entry on the Heritage at Risk register.

**Panshanger, Hertingfordbury / Hertford - East Hertfordshire**  
C18-early C19 landscape park laid out by Humphry Repton for early C19 country house (demolished mid C20), utilising the Mimram valley and earlier C18 landscape by Lancelot 'Capability' Brown at Cole Green. Phased mineral extraction since the 1990s has impacted landscape character, key views and the condition of landscape features including gardens, water bodies and woodland. Undergoing restoration as a country park, with some areas already open to the public. A Heritage Management Plan is informing the next phases as the site shifts from active quarrying and into restoration.

### Site Details

Designated Site Name: Panshanger  
Heritage Category: Registered Park and Garden grade II\*  
List Entry Number: 1000916  
Local Planning Authority: East Hertfordshire  
Site Type: Gardens parks and urban spaces > Landscape park

### Location

County: Hertfordshire  
District / Borough: East Hertfordshire  
Parish: Hertingfordbury / Hertford  
Parliamentary Constituency: North East Hertfordshire  
Region: East of England

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It's very functional, broken down into:

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#### Location

County: Hertfordshire District / Borough: East Hertfordshire Parish: Hertingfordbury / Hertford Parliamentary Constituency: North East Hertfordshire Region: East of England

## Assessment Information

Assessment Type: Park and garden

Condition: Generally satisfactory but with significant localised problems

Vulnerability: High

Trend: Improving

Ownership: Mixed, multiple owners

Designation: Registered Park and Garden grade II\*, 6 LBs



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Assessment Information – this is the summary of the info from a condition assessment. There is more detail on HE's At Risk database, but it is kept private so only these limited details are published.

Assessment Type: Park and garden  
Condition: Generally satisfactory but with significant localised problems  
Vulnerability: High  
Trend: Improving  
Ownership: Mixed, multiple owners  
Designation: Registered Park and Garden grade II\*, 6 LBs



**Aim of this project:** to learn how to undertake condition assessments and maybe go on to support a professional consultant to do this.

We will not be asking you to decide if a site is At Risk, but to simply help gather evidence and give your opinion, which will be followed up and verified by Twigs Way and Fiona Wells before final verification by Chris Laine.

This will help the GCLP Historic Parkland Project to identify which of their priority parklands are eligible to apply for NE Higher Level Stewardship as well as other funding opportunities for the creation of Parkland Management Plans or identify suitable projects for the GCLP's Third Party Grant Scheme.



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For this project we would like you to learn how to undertake condition assessments and maybe support a professional consultant to do this to. We will not be asking you to decide whether a site is At Risk, simply to gather evidence and give an opinion, which will then be followed up by professionals.

This will help the GCLP's Historic Parkland Project to identify which of the GCLP priority parklands are eligible to apply for NE's Higher Level Stewardship (Countryside Stewardship) and help encourage / support landowners and managers from relevant parklands to apply, as well as identify other possible funding opportunities for the creation of Parkland Management Plans and identify and prioritise suitable projects for the GCLP's Third Party Grant Scheme which will fund the improved conservation and management of historic parkland features.

SB1

**GCLP Priority Parklands:**

<b>Park</b>	<b>Designation</b>	<b>NHLE Ref</b>
Aspley Guise	Non-registered	-
Chicksands Priory	Grade II	10000547
Flitwick Manor	Grade II	10000383
Husborne Crawley	Non-registered	-
The Hazells	Grade II	1000572
Ickwell Bury	Grade II	10000577
Moggerhanger Park	Grade II	10001369
Segenhoe	Non-registered	-
Tetworth	Non-registered	-
Woodbury	Non-registered	-



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These GCLP Priority Parklands have been identified as the first 10 sites in Bedfordshire's Greensand Country to be HAR assessed:

1. Aspley Guise Non-registered
2. Chicksands Priory Grade II
3. Flitwick Manor Grade II
4. Husborne Crawley Non-registered –
5. The Hazells Grade II
6. Ickwell Bury Grade II
7. Moggerhanger Park Grade II
8. Segenhoe Non-registered –
9. Tetworth Non-registered –
10. Woodbury Non-registered

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**SB1**

Sally Bate, 03/12/2019

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Note from Chris Laine to read out: 'we are just asking them to make as informed an assessment as they feel possible as to condition based on their observations. You should reassure them that , if in doubt, they should make notes describing the condition of features. Ultimately, it is HE that will make the decision about whether or not a site is 'At Risk'. The Condition Assessments by the volunteers will need to be verified – in this instance first by Twigs Way & Fiona Wells and secondly by me. Their observations should help to get an understanding of the current surviving condition of the designed landscape, and highlight those that would benefit from more detailed assessment by HE.'