

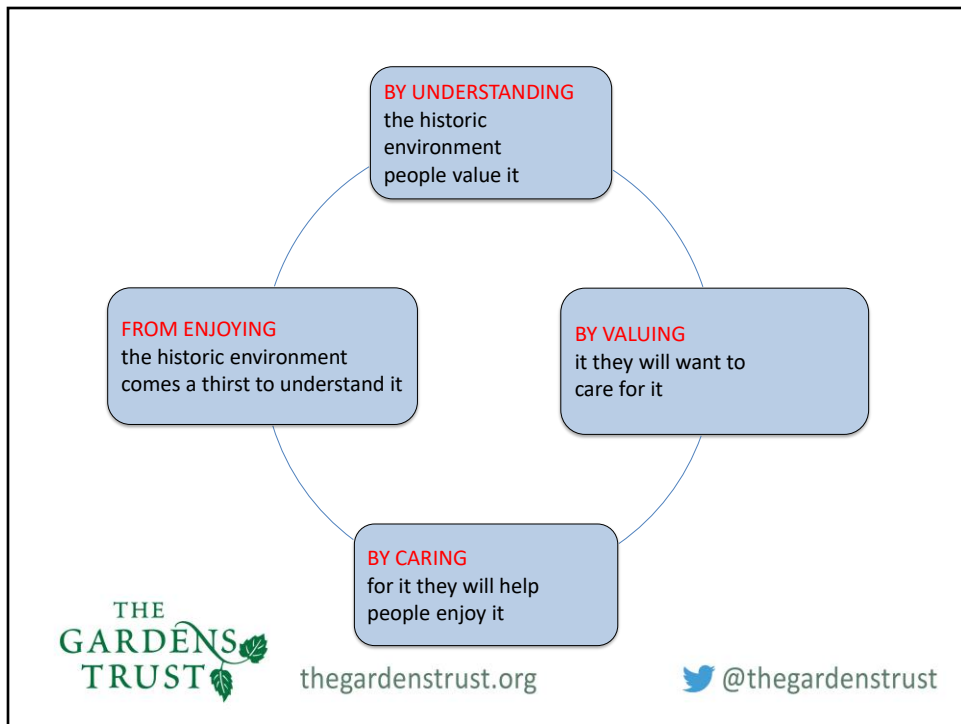
Tools to protect historic parks and gardens



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A training presentation from the Gardens Trust.



One of the most useful ways to help protect historic parks and gardens is through raising understanding. We need to raise awareness – amongst public, volunteers, planners, developers, owners.

This is a lovely diagram from Historic England, demonstrating the value of understanding to the conservation cycle.

Research into the historic development of a garden is essential in order to understand what we have now, and therefore work out what is of value, of significance.

Gardens Trusts

- 2015 merger of GHS & AGT → the GT.
- Journal, events, conservation team, network.
- 36 County Gardens Trusts, plus Welsh HPGT and Scotland's GLH.
- Autonomous charitable organisations, which are all GT members
- Membership varies 50 to 400+
- Research & Recording, Conservation, Education & working with schools, Events and garden visits.



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- The Gardens Trust, formed in 2015 from the Garden History Society and the Association of Gardens Trusts.
- It publishes a journal of academic research, run events, has a conservation team, and makes sure that it is a useful part of the wider network of heritage organisations.
- There are 36 County Gardens Trusts (CGTs), plus Welsh Historic Parks and Gardens Trust, plus Scotland's Garden Landscape Heritage.
- Each CGT is an autonomous charitable organisation, and all are members of the Gardens Trust.
- CGT membership varies from 50 to 400+
- They typically undertake Research & Recording, Conservation, Education and working with schools, Events and garden visits.

Planning system

The Gardens Trust has a **statutory** involvement [Planning (Listed Buildings and Conservation Areas) Act 1990 and DETR Circular 01/2001]:

planning authorities must consult with it on planning applications that may effect Grade I, II* and II sites on the Register of Parks and Gardens of Special Historic Interest.

Historic England must be consulted on Grade I and II* sites.



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The Gardens Trust is a statutory consultee so **must be** consulted by local planning authorities on planning applications that may affect sites which are nationally designated on the Heritage List, or rather the Register of Parks and Gardens of Special Historic Interest. (More on this designation later!)

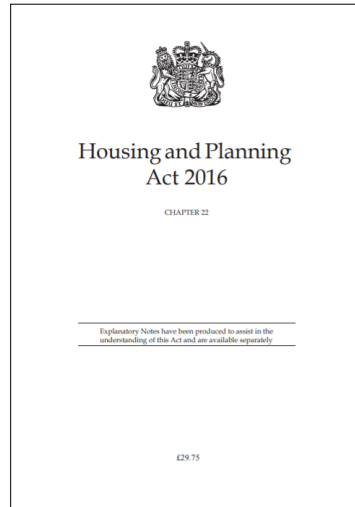
The GT receives thousands of applications a year, which cannot be adequately dealt with by a tiny team based in one part of the country.

It therefore works closely with CGTs to comment on these applications.

So CGTs are very active in direct conservation works.

Legislation

- Legislation is inflexible, high-level and binding
- Planning and other Acts (and related regulations) set the rules within which planning system operates

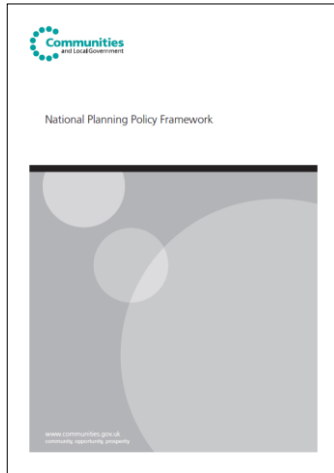


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The highest tier of tools to protect historic parks and gardens (HPGs) is legislation, which is inflexible and binding and which includes Acts regulating planning.

Policy



- Policy is more flexible, still high-level and, whilst not binding, carries a great deal of weight
- National planning policy is produced by Government
- The main component of this is the National Planning Policy Framework (NPPF)
- NPPF covers a wide range of policy areas, from housing to transport to the historic environment (Chapter 16 relates to Conserving and Enhancing the Historic Environment)



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The next tier, Policy, is reviewed more regularly. The National Planning Policy Framework (known as the NPPF) was updated in July 2018. The relevant chapter for us is Chapter 16 ***Conserving and Enhancing the Historic Environment*** which we regularly quote when responding to planning applications

Guidance

- Guidance is also produced by Government, and provides more detail on the implementation of legislation and policy
- Online:
<https://www.gov.uk/government/collections/planning-practice-guidance>
- Relevant guidance Planning Practice Guidance (PPG) for Historic Environment



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Planning practice guidance categories	
We have revised and updated planning practice guidance to make it accessible.	
Search planning practice guidance	
Advertisements	6 March 2014 Guidance
Air quality	6 March 2014 Guidance
Appeals	3 March 2014 Guidance
Before submitting an application	6 March 2014 Guidance
Climate change	11 June 2014 Guidance
Community Infrastructure Levy	11 June 2014 Guidance
Conserving and enhancing the historic environment	9 April 2014 Guidance
Consultation and pre-decision matters	6 March 2014 Guidance
Crown development	6 March 2014 Guidance

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Guidance gives more detail about legislation and policy implementation. The GT refers to Historic Environment Planning Practice Guidance, commonly known as PPG

Local Plan Content

- Sets out the strategic priorities for the area, including policies to deliver conservation and enhancement of the historic environment (including landscape) stating what will or will not be permitted, and where
- Local plan to also include detailed policies as needed (e.g. parks and gardens)



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These are crucial documents which set strategic priorities for local authorities, determining what their policies are for development and infrastructure. They are reviewed approximately every 15 years. During the consultation period it is important, if possible, to ensure that detailed policies are included to protect the historic environment.

National designation: Registration

Grade I – of exceptional interest (c.9% of sites)

Grade II* - Particularly important sites or more than special interest (c.28% of sites)

Grade II – Of special interest warranting every effort to preserve them (c.63% of sites)



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The full name of the Register is the Register of Parks and Gardens of Special Historic Interest in England.

Historic England is enabled by the government to compile the register. First established in 1983, it now lists 1,600 parks and gardens, with new ones added each year.

Registered parks and gardens do not have statutory protection, as do listed buildings and scheduled monuments, but they are a 'material consideration' in the planning process, meaning that local authorities must consider the impact of any proposed development on the landscape's special character. The National Planning Policy Framework sets out criteria for considering impacts, levels of harm and the affect on the significance of designated designed landscapes (as well as other heritage).

The general criteria for registration are age and rarity. The older a designed landscape is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. As a general guide, sites likely to be designated are:

- Sites formed before 1750 where at least a proportion of the original layout is still in evidence
- Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design
- 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
- Particularly careful selection is required for sites from the period after 1945
- 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:

- Sites which were influential in the development of taste, whether through reputation or reference in literature
- 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
- Sites having an association with significant persons or historic events
- Sites with a strong group value with other heritage assets.

[Photo is of Wotton Underwood, Buckinghamshire.]

Using small grants from two charitable trusts, Buckinghamshire Gardens Trust (BGT) marked Capability Brown's tercentenary year by researching the 6 or so unregistered parks and gardens he designed or contributed to within their county. As a result the national significance of one of those, Stoke Place, Stoke Poges, has been recognised and it has been added to the National Heritage List (NHL). In addition BGT was not satisfied that the significance of Wotton Underwood was fully recognized, where Brown worked but the extent of his input is frustratingly unclear. BGT therefore submitted a request to Historic England for it to be upgraded from Grade II* to Grade I on the Register of Parks and Gardens.

With much-appreciated support from the main owner, David Gladstone, BGT's research and recording team were strongly convinced that Brown was the design genius behind its landscape, and that it therefore deserved a higher Designation status. The complexity and genius of the engineering and artistry is stunning, whoever designed it, and it is probably only Brown who could have done so with such mastery. If we could convince HE that it was by Brown, it is therefore a stunning example of his work with water at large scale, almost unchanged.

BGT put forward a bold application, backed up with their thorough appraisal of the site and its complexities, to have Wotton Underwood upgraded to Grade I.

We are delighted to be able to announce that BGT were successful!

National designation: Listed buildings



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Listed buildings can take many forms and are the most frequently encountered form of nationally designated heritage asset. A listed building might be a country house;
[Bourton Hall, Warwickshire - Grade II listed house as the focal point of an unregistered early C20 garden by Harold Peto]

Or, interesting to us, it might be a structure specifically designed to fulfil an aesthetic or practical function within a landscape design, such as a prospect tower or folly;
[Thomas Archer's Pavilion at Wrest Park - Grade I Listed landscape structure in a Grade I registered landscape]

National designation: Listed buildings



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However it is not just old buildings which are listed. The selection of C20th buildings here gives a broader picture of other less obvious candidates :

TL – 1st Severn Bridge & Aust Viaduct – Grade I, © The Forest Review

TR – Trellick Tower, Cheltenham Estate, Ldn - Grade II* © RIBA

BL – Irene Manton Bldg L & Garstang Building R, Grade II © Leeds Uni

BR – Skegness Signal Box, Grade II, © Dave Bevis

National designation: Scheduled Monuments



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Scheduled Monuments (SMs) can include sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but are all considered to be of national importance. Once a monument is scheduled any works to it, and flooding and tipping operations that might affect it, with few exceptions require scheduled monument consent from the Secretary of State, (not the local planning authority). Historic England manages the process of scheduled monument consent on behalf of the Secretary of State.

<https://historicengland.org.uk/advice/hpg/has/scheduledmonuments/>

Here (left) the Iron Age fort at Pencarrow in Cornwall has been incorporated into the design of the 19th century landscape (now Registered Grade II*) as an aesthetic feature and forms a picturesque feature with the entrance drive to the house going through the fort. This would not be permitted today!

The second 2nd photo is of Sodbury Camp Hillfort, Glos © Adrian Warren

National designation: Conservation Areas



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Conservation Areas are perhaps the most important and most useful form of designation for helping to protect historic designed landscapes. They are designated at local level by the local planning authority, and are intended to highlight and protect areas of special historic and architectural significance from adverse change.

Conservation area designation carries with it various controls:

- No demolition of buildings (or other structures) without prior consent;
- No work to trees within the area without prior consent
- No development which would adversely affect the special historic or aesthetic interest of the area without justification and consent

Many Conservation Areas will have an historic designed landscape within them – often, indeed, acting as the focal point of a piece of urban design. Such a landscape might be a town walk, a public park, cemetery or area of historic communal gardens (such as a London Square garden).

In some cases, the area covered by the conservation area designation forms part of a much larger historic landscape design. An example of this might be the late 18th century model estate village of Milton Abbas in Dorset, which was conceived as a highly picturesque element of the designed landscape.

[Milton Abbas, Dorset - late C18 model village, probably by Brown, functions as part of Milton Abbey designed landscape but adjoins II* RPG. Designated as conservation area]

National designation: Registered Battlefields



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Historic Battlefields might also seem at first sight remote from historic designed landscapes; but some designed landscapes, such as Radway Grange in Warwickshire, are specifically related to an adjacent historic battlefield, in this case the Civil War Battle of Edge Hill, and form an important element in the setting of the designated battlefield.

Registered Battlefields do not enjoy statutory protection, but are a material consideration in the planning process.

The impact of development on the setting of a Registered Battlefield is also a material consideration.

[Battlefields - Radway Grange, Warwickshire (II* RPG) overlooks the site of the Civil War Battle of Edgehill. Laid out by Sanderson Miller in the C18, the landscape design includes the prospect tower said to stand on the site where the Royal Standard was raised at the Battle]

Local designation



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The Kent Compendium of Historic Parks and Gardens
for Tunbridge Wells Borough



Broomlands, Speldhurst



February 2009

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Plenty of sites are valuable but not eligible for national Registration, so wherever possible these are added to Local Lists held by local authorities. Many County Gardens Trusts contribute to the composition of these.

Kent GT's Compendium is always a good example, because their reports are fully compliant with the HE Local Listing guidance!

In the early 1990s, Kent Gardens Trust in association with Kent County Council produced a register of significant parks and gardens within the county (The Kent Gardens Compendium). This has been of considerable benefit to the various planning departments in Kent in enabling them to identify sites which will need to be protected. This is common to many CGTs.

But KGT since felt that this register needed to be updated and formalised in greater detail, so embarked on the Kent Compendium Review Project. Since 2009, a group of volunteers have been trained to systematically research and record gardens identified as being of significant historical or social interest. Major gardens in the care of bodies such as the National Trust and English Heritage were excluded as they are already well documented, but all the reports are written up in an HE approved format.

Volunteers have now looked at parks and gardens in the areas covered by Tunbridge Wells Borough Council and Sevenoaks District Council and the reports have been presented to the two councils and should provide valuable source material to the respective planning departments. They have also done some reports for Thanet District Council and are now engaged in a major project for Medway Council. They are very grateful to all the councils they have worked with for their support.

Historic Environment Records

YORKSHIRE GARDENS TRUST
East Riding Historic Designed Landscapes
SALTMARSH HALL
 Report by David and Susan Neave May 2013

Saltmarsh Hall, east front (Saltmarsh Hall website: saltmarshhall.co.uk)

1. CORE DATA
 1.1 Name of site: Saltmarsh Hall
 1.2 Grid reference: SE 780229
 1.3 Administrative area: Lutton Civil Parish, East Riding of Yorkshire Unitary Authority

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What are HERs?: A county-based collection of information, textual and mapped, covering thousands of archaeological sites, fieldwork and other elements of the historic environment of the county.

They attempt to gather all the different designations and features of the heritage asset.

They gather material, including Statements of Significance, Reports, illustrations and site notes, from lots of different sources, including specialist academic groups such as CGTs, and hold this in a database.

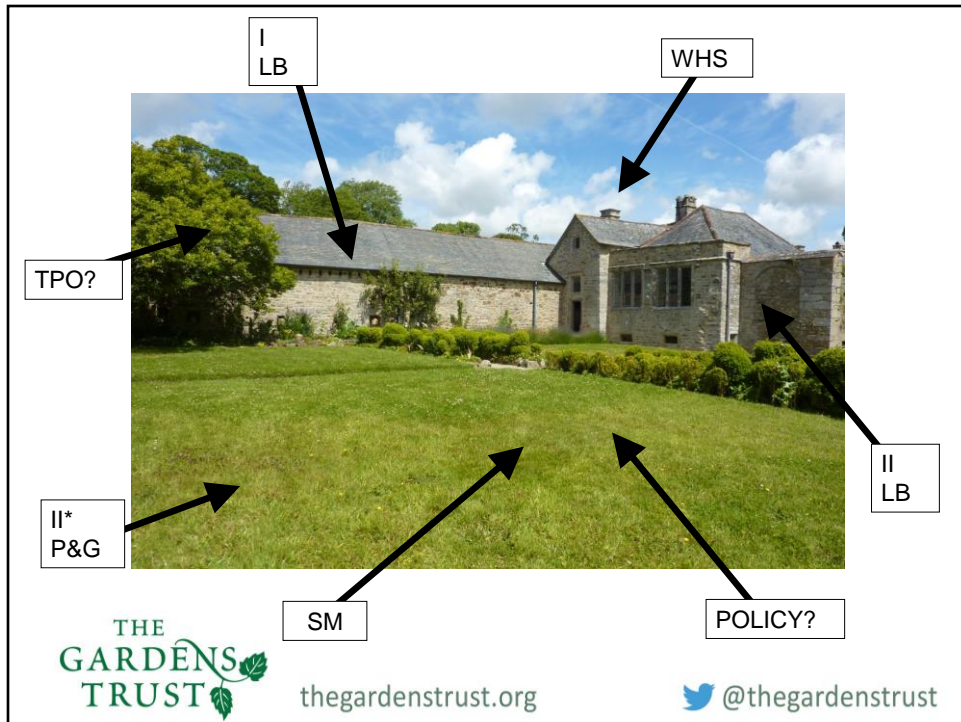
The two main uses of HERs are as material for academics, researchers etc, but also to inform planners and planning decisions.

When a planner receives a planning application, you will remember that NPPF requires them to assess it against the heritage asset's Significance.

They will need to know more about the heritage asset, in a hurry, and will go to the HER as their main port of call.

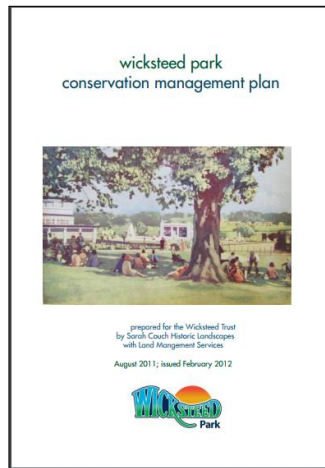
If we have ensured that the very best information is in the HER, then we will have armed our planners with the tools they need to assess and perhaps reject that application.

This is particularly where Statements of Significance come in, because planners and developers won't have the time or skills to digest a researcher's huge dissertation, so it's important that material goes onto the HER with an easily pick-up-able Statement of Significance which immediately explains to them what is important to conserve about a heritage asset. (By the way, it's worth remembering that by adding something to an HER you qualify it as a heritage asset, which gives it a degree of protection or at least acknowledgment in the NPPF.)



So, there are a great many different designations to consider, even in a small site, as this image shows, which we can use as tools to protect historic designed landscapes. We'll be looking more at these in our next training package.

Conservation Management Plans



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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.

CMPs typically include research on a site's history, development and surviving state, and taken together they form a sizeable body of material on the UK's historic designed landscapes.

Since 2012, the Gardens Trust has continued to request details of CMPs, adding these to the list. We are delighted that the latest version of the list includes almost 1500 entries - <http://thegardenstrust.org/conservation/conservation-management-plan-project/>

Historic England

 <p>Historic England</p> <p>The Historic Environment in Local Plans</p> <p><small>Historic Environment Good Practice Advice in Planning: 1</small></p> 	 <p>Historic England</p> <p>Managing Significance in Decision-Taking in the Historic Environment</p> <p><small>Historic Environment Good Practice Advice in Planning: 2</small></p> 	 <p>Historic England</p> <p>The Setting of Heritage Assets</p> <p><small>Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</small></p> 
<div data-bbox="282 736 496 846"></div> <div data-bbox="525 801 763 836">thegardenstrust.org</div> <div data-bbox="903 801 1158 836"> @thegardenstrust</div>		

HE produces invaluable guides covering different areas of the historic environment. We frequently refer to these and quote relevant paragraphs in planning responses.

Natural England



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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 to deliver much of the Axis 2 budget via agri-environment agreements. Schemes include a number of measures specifically targeted to Historic Environment.

The previous scheme was called Environmental Stewardship, and is now called Countryside Stewardship, which is split into Higher Tier and Mid Tier schemes.

These are schemes that contribute towards the increased costs involved in farming in an environmentally friendly way.

Countryside Stewardship currently includes a wide range of land management options, and capital grants, that help owners manage their parkland e.g.:

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

NE's Conservation Strategy aims to create 'resilient landscapes' - working at the much broader, landscape scale to deliver more meaningful and resilient environmental benefits, and moving away, where possible, from a 'site by site' focus. This ecosystems approach – involving people, understanding how landscapes and seas work, and the goods and services they provide, in an integrated way - is vital. It strives to achieve resilience to climate change, pests and diseases, inappropriate alterations, invasive species, benign neglect, agricultural intensification, etc ...

National Lottery Heritage Fund



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The NLHF (formerly the Heritage Lottery Fund) has made a massive difference to hundreds of parks, especially public urban parks such as Roberts Park, Saltaire, shown here. Recently, their Parks for People programme was stopped, but funding is still available in other HLF schemes.



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