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Fig 1, Aerial photograph, 2020, © Historic England HEA_S3327_V_0868 flown 29 May 2020



KNOCKDOWN FARM

HERITAGE STATEMENT

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Knockdown Farm

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Disclaimer: No part of this report may be copied or duplicated without the express agreement of Natalie Fenner and Mr & Mrs Shelton, for whom the report was initially prepared in October 2025 and updated in June 2026.

Knockdown Farm

Methodology

This report has been prepared by Natalie Fenner, Independent Heritage Consultant, on behalf of Mr and Mrs Shelton, the owners of Knockdown Farm.

It supports an application to Wiltshire Council for the creation of a new farmhouse, and the retention of the existing property as ancillary accommodation following an initial pre application discussion with the authority in 2024.

During the pre-application discussion it was established that several of the buildings forming the current farm may be considered as Non Designated Heritage Assets. The farm is also within 100m of two Gr II Listed Buildings and 400m from the western section of the Gr I Registered Park and Garden of Westonbirt. As a result it is considered important to clearly understand the potential heritage assets affected by these proposals, in order to put this potential development into context.

This report aims to provide the following:

- a clear overview of the significance of Knockdown Farm in its own right,
- an identification of any other heritage assets which are potentially affected by development at Knockdown Farm, and a summary of their significance,
- an assessment of the contribution Knockdown Farm makes to the significance of these heritage assets,
- an impact assessment of the current proposals upon any affected heritage assets.

In accordance with paragraph 207 of the National Planning Policy Framework, 2024, this report is intended to offer a proportionate level of detail in order to assist the Local Planning Authority in understanding the potential impact of any proposed development.

This report is the result of a combination of desk-based research, archival research and also on-site investigations, conducted by Natalie Fenner, in October 2025.

Inspections of the listed buildings mentioned within this report were visual only, and based upon inspection from the public highway, the proposed development plot, or from public footpaths and publicly accessible land in the immediate vicinity, in order to ascertain any important views and assess their settings.

Where relevant, public archives, libraries and local study centres were consulted, along with the local Historic Environment Record, in addition to all online resources, accessible reference material and any remote archive enquiry services which were available. All sources consulted and reference material used, are listed at the end of this report.

Knockdown Farm

Maps

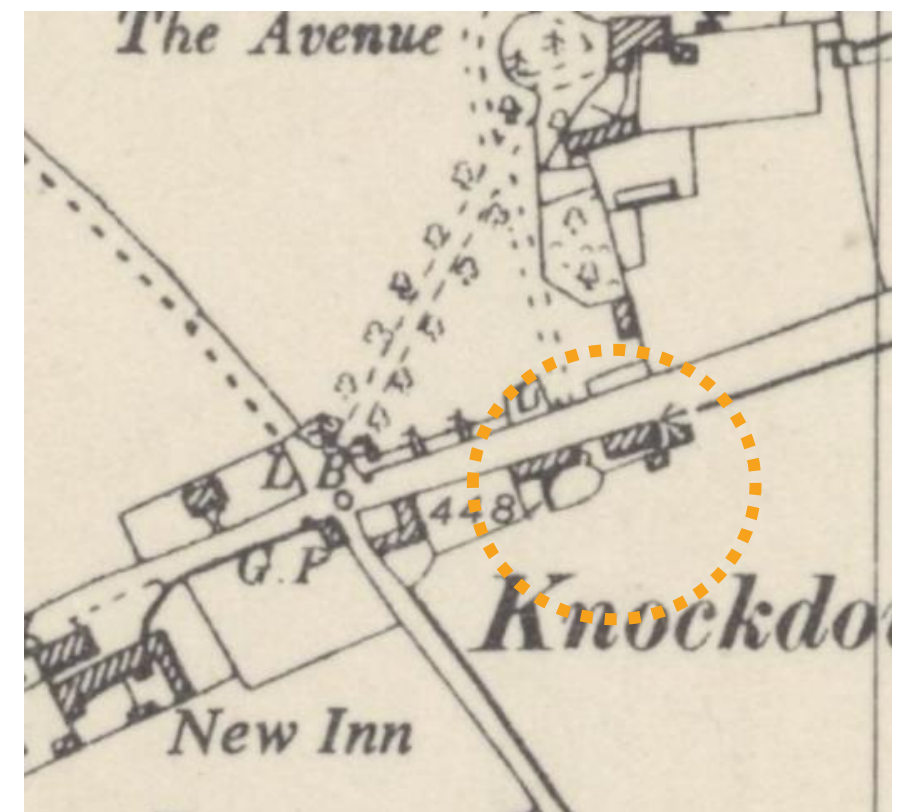
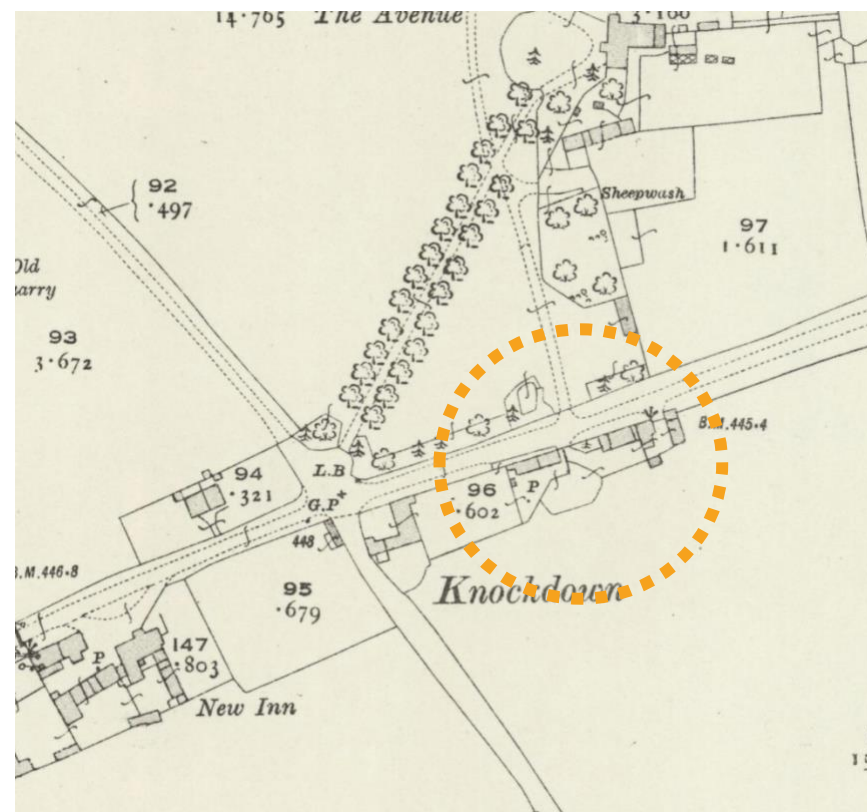
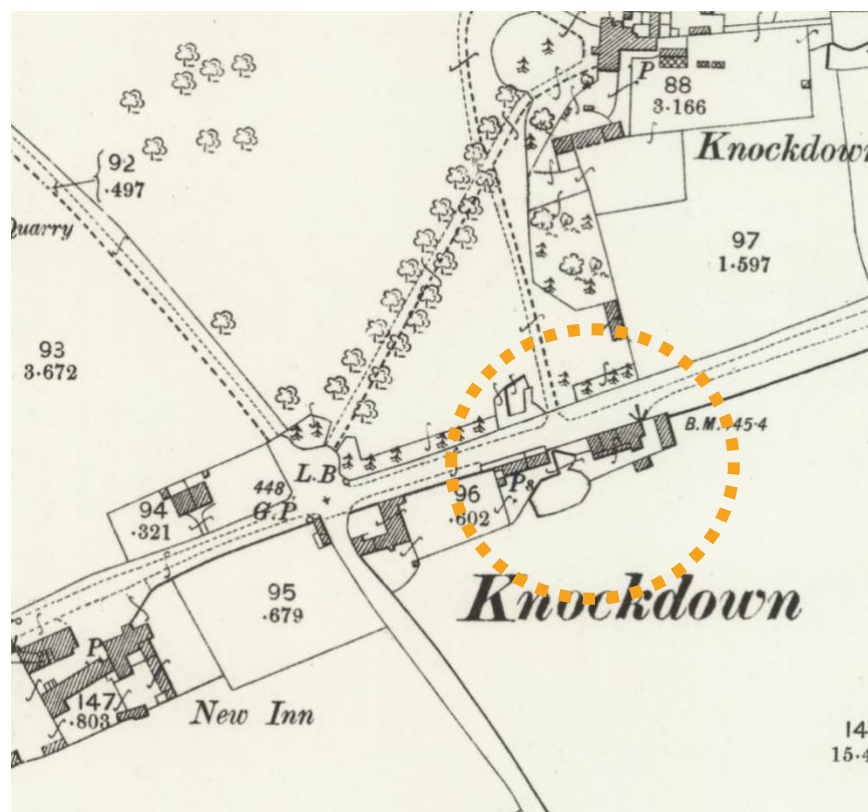
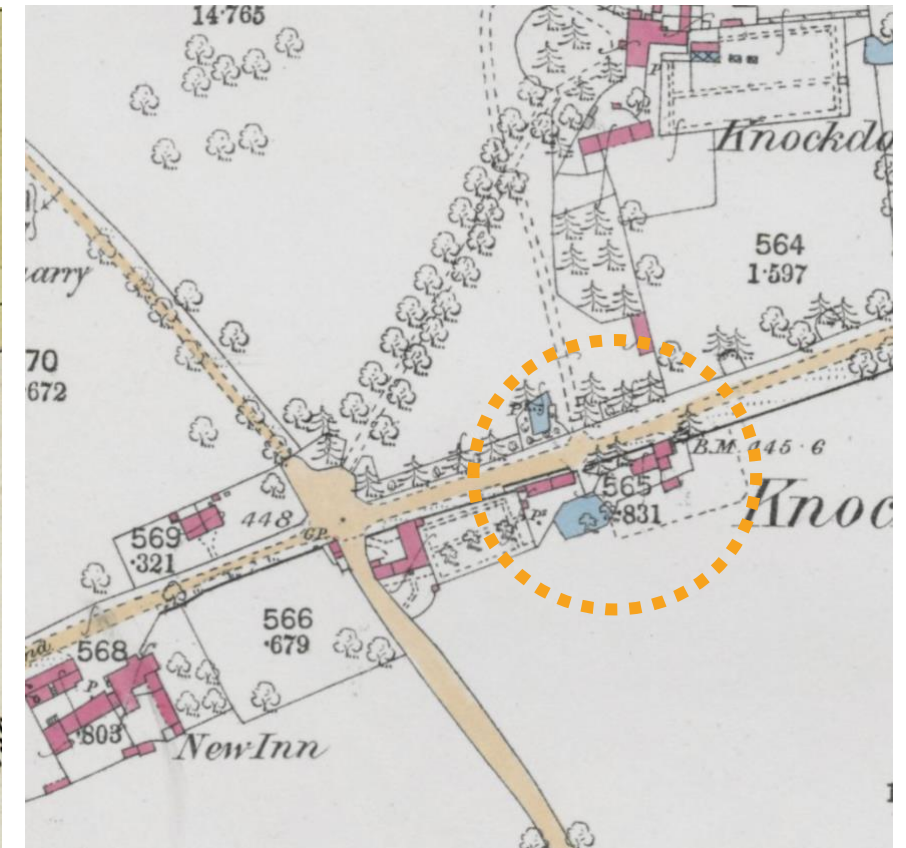


Fig 2 (top left) Extract from Andrews and Dury Map of Wiltshire, dated 1778, Fig 3 (top centre) Tithe map, Feb 1843, Fig 4 (top right) OS First Edition 1886, Fig 5 (below left) OS Second Edition 1900, Fig 6 (below centre) OS Third Edition 1921, Fig 7 (below right) OS 1955

Knockdown Farm

Knockdown Farm and its buildings



Fig 8 Aerial photograph, dated May 2020

Knockdown Farm appears to have its origins in the late C18th to early C19th, first appearing on the tithe maps of 1843 (Fig 3), but notably absent from the Andrews and Dury map of 1778 (Fig 2). Forming a linear cluster of farm buildings on the south side of the A433, the farm currently includes a residential property which was formerly a row of cottages, a block of stables and attached tallet, an elongated shelter shed, an individual stall/shed, a large metal framed barn and attached log store. A detached stone games room was constructed in 2020 following consent in 2018.

Knockdown is a small hamlet occupying the crossroads of the A433 and lanes north and south towards Sherston and Leighterton. Appearing as only a small cluster of buildings around what is likely the Holford Arms (formerly the New Inn) in 1778, the settlement today is effectively two late C18th to early C19th scattered farmsteads, the larger one to the north of the road (now Avenue Farm) owned and occupied by Daniel Holborow in 1843, and the other, south of the road, owned and occupied by Thomas Window at the same time.

The original farmhouse, is situated 50m to the west of the current farm and is now in separate ownership, though there appears to have always been a greater degree of division between the farm and its farmhouse than might otherwise have been expected. The high stone wall with stone dressings which separates them (see dotted line on fig 8) is historic and likely of at least early C19th style, forming a substantial visual screen between the more gentrified south front of the

farmhouse and the vernacular practicalities of the farmstead to the east.



Fig 9 (Left) Knockdown Farm, former cottages north elevation, Fig 10 (right) former cottages south elevation

Cottages

The current house, Fig 9 and 10 is an elongated rubblestone structure, with simple clay tiled pitched roof, running parallel to the main road. It now features a substantial modern conservatory on its south side and all modern fenestration, though much of this occupies older openings, with timber lintels having been replaced in concrete. Examination of the stonework suggests it was originally shorter in length and constructed as a two bay, two storey structure with roughly central chimney stack, potentially indicating that this was formerly two small cottages. Two blocked doorways also indicate historic multiple occupation. The original building was later extended to the west (between 1843 and 1886) and by the First Edition OS of 1886 is clearly shown as two attached cottages of similar size to the extent seen today. Recent sales particulars suggest the property underwent significant refurbishment in the 1990s.

Knockdown Farm

Stables and tallet

In their current linear form (Fig 11 & 12), the stables would appear to originate around 1900, whilst the tallet may be slightly earlier, potentially visible on the 1886 OS. Formed in small scale rubblestone masonry, with C20th softwood stable doors and re-used fenestration to a tackroom at the east end, the shallow-pitched, metal clad roof of the stables is a C20th replacement and all 3 stalls feature C20th concrete floors. A softwood timber canopy now wraps around the stable and tallet, also of C20th construction and likely added at the same time as the reroofing. The tallet has been far less altered than the stables, and despite having its east end steps largely rebuilt in blockwork, the two storey structure substantially retains its C19th character and appearance. Internally, its ground floor space was clearly another stable and retains its hayrack along the west wall complete with slot from the floor above to allow hay to be dropped in. The first floor structure also looks to be substantially original.

Shelter shed

Abutting the metal framed barn, this single storey structure (Fig 13&14) appears on mapping around 1900. It features rubblestone masonry to its north gable as well as its elongated east and west walls, the east featuring several wide high level openings which suggest the need for ventilation, and the west which is experiencing localised areas of failure features two wide doorways with relatively low eaves. At its south end, the building is currently open, though this may have previously been infilled by some form of timber screen or gates. The building is internally divided into one smaller space and one larger area, likely for the housing of livestock with deep concrete drain to the floor. The machined timber roof structure is formed into several shallow-pitched half trusses, with two rows of clasped purlins, all of a consistent late C19th date. The roof is now clad in sheet metal.

Individual stall/shed

Sat somewhat on its own, opposite the stables and tallet (Fig 15 & 16), but formerly forming a kind of hub from which several sections of wall or fence radiated outwards to divide up several areas of yard, this small rubblestone structure is clearly present on the First Ed OS, and potentially visible on the 1843 tithe. With a shallow pitched sheet metal roof (roof structure all formed in modern materials) and rounded corners to all exposed sections of



Fig 11 (Top Left) Stables and tallet view from south, Fig 12 (top right) Tallet from SE, Fig 13 (centre left) Rear opening to shelter shed, Fig 14 (centre right) Sheltershed from south, Fig 15 (below left) Stall from SE with rounded rear corners, Fig 16 (below right) Stall from NE

Knockdown Farm

masonry, the upper section of its rear wall has been rebuilt in the C20th. Its north elevation retains a small window and wider door (C20th softwood) with low eaves, indicative on animal housing.

Metal framed barn and log store

Appearing on site after 1955 (see Fig 7) and likely in the latter part of the C20th, the current large structure is of standardised metal frame construction with blockwork sections to the North, East and West elevations, some timber cladding (to the east), metal cladding, and a sheet metal roof.



Fig 17 (Left) Metal framed barn from SW, Fig 18 (Right) Log store attached to the E end of the metal framed barn from SE, Fig 19 (below) streetview of Knockdown Farm.

Walls and boundaries

The linear arrangement of structures at Knockdown Farm with their backs to the highway and sections of stone wall in between, forms a strong sense of enclosure to the farmstead. Likely intended for practical reasons to protect livestock and horses from the highway, the extent of high wall, with stone capping makes clear the farms focus is over the open farmland and paddocks to the south. With two relatively narrow gated entrances, one of which has been rebuilt since 2019 when solid gates were inserted and the sections of wall either side raised to match the adjacent section (rear of the stables), there is very little visibility into the farmstead from the road, in contrast to Avenue Farm to the north whose boundaries are more permeable.



Knockdown Farm

Significance

It does not appear that Wiltshire Council has its own selection criteria for Non Designated Heritage Assets, and as a result the significance of Knockdown Farm is assessed here using the selection criteria identified in Historic England's 2021 'Local Heritage Listing: Identifying and Conserving Local Heritage'.

This suggests the following criteria:

- **'Asset type'** Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
- **Age** The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
- **Rarity** Appropriate for all assets, as judged against local characteristics.
- **Architectural and Artistic Interest** The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
- **Group Value** Groupings of assets with a clear visual design or historic relationship.
- **Archaeological Interest** The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Historic Interest** A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
- **Landmark Status** An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.'¹,

In this case, aside from the metal framed barn and its attached logstore, all of the stone structures identified above would likely qualify as NDHAs on the basis of **age, historic interest** and **group value**. With clear origins in the late C18th to early C19th, and evidence of farm expansion around the end of the C19th, the humble collection of traditionally built agricultural buildings are representative of the Cotswold vernacular. Despite alteration, their scale, form and dominant use of stone remain distinct, and their linear arrangement connects them to the wider equestrian/agricultural landscape to the south. Whilst the house/cottages has heritage value in its own right, potentially with a degree of added **landmarks status** being so prominent along the A433, the smaller ancillary buildings have greater value as a group, especially when combined with the house/cottages, and the separate farmhouse further to the west, illustrating most of the the primary components of a traditional farmstead.

¹ Historic England, Local Heritage Listing, pp. 11,

Knockdown Farm

Surrounding Heritage Assets

The heritage assets, which are considered most likely to be affected by any development at Knockdown Farm are identified on the aerial photograph and table below. No designated heritage assets are within a 100m buffer zone of the farm, with the closest two (Avenue Farmhouse and the Holford Arms) being approximately 130m from the closest part of the site.

The subsequent pages assess these assets individually in terms of their significance, the contribution which setting makes to their significance, and in particular whether the proposed development site makes a contribution to their significance either through setting or something else.



Fig 20 – Site location in relation to Heritage Assets

	Address	Status	Summary description
★1	Avenue Farmhouse	Gr II listed – ‘Designated Heritage Asset’ (DHA)	Late C18th/early C19th farmhouse of two storeys with gentrified rendered south front and some classical details, the remainder in rubblestone.
★2	Holford Arms	Gr II listed - DHA	Historic road-side inn with C17th origins, with C18th, C19th and C20th alterations. Two storeys plus attic with rendered walls and Cotswold stone tiled hipped roof.
★3	Knockdown Farmhouse	Non Designated Heritage Asset (NDHA)	An L-shaped farmhouse, with likely late C18th original south facing range later extended to the north in at least two phases of 1844 and 1895 (date stones). Formal appearance to the south front and high stone wall with stone dressings along the A433 to create a formal area of garden screened from the road and adjacent farm buildings.
★4	Avenue Farm Cottages	NDHA	A pair of early to mid C19th semi-detached two storey cottages, likely stone but now rendered and positioned close to the cross roads giving them visual prominence close to the formal entrance of Avenue Farm.
	Westonbirt Arboretum	Gr I Registered Park and Garden – Designated Heritage Asset	Extensive mid to late C19th landscaped grounds and arboretum associated with Westonbirt House (now school), one of the most expensive private homes constructed in the C19th. Closest section here is ‘Silk Wood’ which was incorporated within the Arboretum in the later C19th, and was a pre-existing semi-natural woodland of mostly oak and hazel, later adding conifers amongst native species.

Knockdown Farm

Significance – Listed Buildings and their setting

Avenue Farm – Gr II

Description

This Gr II listed building, approximately 100m north of the A433, and set back from the highway behind a substantial line of trees, grazing land and garden, appears to originate in the late C18th to early C19th, with the Andrews and Dury map appearing to show the initial laying out of the 'Avenue' in 1778, after which the house and farm is named. Whilst the roadside planting is likely relatively modern, the degree of set back of the house, with gardens to the south and a formal south front, make clear this was designed with its setting in mind. With the working farm buildings to the north of the house, and a back drop of the Silk Wood beyond, the impression from the roadside would have been one of gentleman's residence rather than working farm, augmented further by the creation of a separate 'formal entrance' to the SW of the house, with its avenue of trees lining the approach. The listing description (see appendix 1 for the full description) states:



Fig 21 (Left) Formal entrance SW of the farmhouse, Fig 22 (Right) South front, © Mr Gordon Stafford . Source: Historic England Archive ioe01_13870_24

'Farmhouse. Late C18/early C19. Rendered to front on stone plinth, remainder in rubble stone, with moulded stone cornice and low parapet wall, stone slate roof with coped verges, stone end and ridge stacks with offset. Left hand return rebuilt in brick. Main front range of 2 storeys with lower pitched parallel rear range with small central rear gabled wing possibly containing stair, leading to later large single storey rear wing on left with concrete tile roof....'

Significance

The 'special architectural or historic interest' which warrants its status as a listed building can be attributed to Avenue Farmhouse's age and gentrified architectural form, clearly designed as a 'picturesque' farmhouse within its wider landscape setting. With restrained architectural aspiration and classically inspired details to its south elevation, screening its more vernacular and practical elements to the rear, the building has clear aesthetic value in its own right, but is also enhanced by its formal entrance to the SW, and any remnants of its earliest farmstead, lending it a degree of group value as well.

Relationship to Knockdown Farm

Lying approximately 120m north of Knockdown Farm, and heavily screened from it by both the line of trees alongside the A433 and the high drystone wall which largely separates Knockdown Farm and its yards from streetscene, there is little intervisibility between the two. Even allowing for some degree of seasonal variation to the line of trees, the substantial nature of the screen wall, and Knockdown Farms clear focus southwards results in negligible relationship between the two neighbouring farms. This is exacerbated further by the speed of the A433, and lack of continuous footpaths either side, which ensures that the experience of both farms from the highway is fleeting at best. There is also no historic relationship between the two farms since they were in separate ownership right from their earliest beginnings, and have remained so ever since. As a result it is considered that Knockdown Farm as a whole does not make any meaningful contribution to the setting of Avenue Farm, nor to its overall heritage significance.

Knockdown Farm

Holford Arms – Gr II

Description

This gr II listed public house, just south of the A433, with industrial scale modern buildings immediately to its west side, appears to represent the earliest known development within Knockdown, shown as part of a small cluster of buildings on the 1778 Andrews and Dury map. As a roadside inn on a prominent route between Bath and Cirencester, the building was well positioned to take advantage of passing trade, and was likely originally served by stabling and yards to the side and rear to accommodate horses and carriages/carts whilst patrons were accommodated within. A single storey rubblestone structure adjacent may represent a fragment of this historic arrangement.

The listing description (see appendix 2 for the full description) for the Holford Arms states:

“Inn. C17 with C18, C19 and C20 alterations. Colour washed render with hipped stone slate roof. T-shaped plan with probable former staircase tower projection to north front. Two-storey, 3-bay north front. Tripartite casement fenestration to ground floor, 16-pane sashes to upper and midway up tower all with external shutters. Part glazed C20 door to west face of tower projection. South front has 2 lateral stacks with set-offs. Interior. Large chamfered beams and inglenook fireplace in ground floor room to right.”

Significance

The ‘special architectural or historic interest’ which warrants its status as a listed building can be attributed to the Holford Arms’ age, evolved vernacular -form, and continued historic use as a public house, having previously been known as the New Inn. Whilst the building has clear aesthetic and architectural value in its own right, maintaining its open frontage and proximity to the highway, the substantial scale C20th development to its west side has had a clear and detrimental impact upon the setting of the Holford Arms, dwarfing it in scale, and altering its previously isolated character, which historically would have made it stand out beside the highway, and therefore attract trade.

Relationship to Knockdown Farm

Lying approximately 160m west of Knockdown Farm, immediately south of the A433 and adjacent to a large complex of modern industrial/retail units, there is apparently little relationship between the Holford Arms and the farm, beyond proximity. Knockdown is a very small hamlet, and though it originated around the pub site (according to the Andrews and Dury map), the development of both Knockdown and Avenue Farms, fragmented it into a scattering of buildings in crude proximity to the crossroads. Though Knockdown Farm and the pub both occupy southerly road side positions, with the crossroads and a large area of green open space in between the two, as well as a substantial bank of trees immediately to the east of the Inn, there is little sense of the two being part of the same settlement, exacerbated further (as with Avenue Farm) by the speed of the road passing them. With no historic relationship between the two, it is considered that Knockdown Farm as a whole does not make any meaningful contribution to the setting of the Holford Arms, nor to its overall heritage significance.



Fig 23 Holford Arms, front elevation viewed from NW. © Tim Belcher.
Source: Historic England Archive ioe01_16745_09

Knockdown Farm

Significance – Non Designated Heritage Assets



Knockdown Farmhouse

From examination of the historic mapping, it would appear Knockdown Farmhouse along with the agricultural buildings described earlier in this report, dates from the late C18th to early C19th, and likely began as a two storey block facing south and set back slightly from the cross-road junction. By the tithe map of 1843 the farmhouse already had its L shaped form, and two datestones on the building (rear wing gable facing the A433 and single storey gable facing Sherston Road) suggest extensions of 1844 and 1895 respectively. This considerable **age**, and ability to date particular sections of the building is of significance, not least since this marks an important period of agricultural expansion nationally. Despite no statutory listing, the farmhouse has clear **architectural interest** in its evolved form, sharing a pallet of local materials, scale and form which is firmly rooted within the Cotswold vernacular. Occupying a prominent corner at the crossroads, with its L-shaped arrangement forming a small enclosed courtyard with a substantial yew tree at its centre, the farmhouse also has some **landmark value**. In its association with its former farmstead to the east, Knockdown Farmhouse also has some **group value**, sharing not just similar pallet of local materials but the historic relationship which formerly existed.



Fig 24 (above) Knockdown Farmhouse looking SE from the crossroads, Fig 25 (left) date stone on the N gable of Knockdown Farmhouse, Fig 26 (below) Pair of early C19th Avenue Farm Cottages, looking north.



Avenue Farm Cottages

On the opposite corner of the crossroads, and set back within their own gardens, a pair of symmetrical semi-detached cottages has occupied their current site since at least the early C19th, since they are clear on the tithe map of 1843. Despite their current appearance with all modern fenestration, a clay tiled roof and smooth render giving the properties a C20th veneer, the catslide roof to the rear, and proportions of wall to opening, hint at their considerable **age**. Whilst they appear to be architecturally undistinguished (the interior is unknown), their connection with Avenue Farm, both through their ancillary historic relationship and proximity to the formal entrance, as well as forming part of the small cluster of buildings around the crossroads which form the settlement of Knockdown, offer some degree of **group value** as well. Their overall modest form and scale, set within their own relatively generous plots is also of **historic interest**, characteristic of their original purpose as farm workers cottages.

Knockdown Farm

Significance – Westonbirt Registered Park and Garden and its setting.

Description

Begun in 1829, the arboretum was initially commissioned by George Holford, with his son Robert Stayner Holford expanding the park after George's death in 1838 and laying out Italianate gardens in the 1840s. In the 1860s Louis Vulliamy was commissioned to replace Westonbirt House for R S Holford at a cost of over £200,000 making it one of the most expensive houses constructed during the C19th. Further expansions were made to the arboretum in the later C19th under Robert's son, George. Covering over 400 hectares and straddling the border between Wiltshire and Gloucestershire, the Registered Park and Garden incorporates a range of landscape features including sections of more naturalistic woodland, open parkland with specimen trees, Italianate gardens and the arboretum interspersed by wide drives. The A433 cuts through the registered area and largely divides the arboretum from the parkland and more immediate setting of the house, though the two remain connected by designed vistas, particularly around the entrance lodge. Specifically in relation to Silk Wood, in the C19th this was an established area of semi-natural oak and hazel, into which Robert Holford and his son cut wide 'drives' after the 1870s, and planted a mix of conifers amongst the native trees in order to incorporate it fully within the arboretum. Silk Wood contains several specific tree collections including Douglas Fir, Lime and Japanese Maple plantations.



Fig 27, Silk Wood, Westonbirt Arboretum, 2012, 01379232 © Rob Cousins/natrepl.com

Setting

Covering such a large area, the wider setting of the Registered area is a largely level and open agricultural landscape of the southern Cotswolds, combining arable and pastoral elements as well as some notable equestrian sections (Beaufort Polo), with sparse country lanes around its periphery. The A433 is the only main route through the registered area, and forms a clear division between the arboretum to the west and house and its park to the east.

Significance

The 'special historic' interest which warrants Westonbirt's inclusion on the Register can likely be attributed to its age and relative authenticity of design², its association with the Holford family³, as well as its strong group value⁴ when combined with not only Westonbirt House (Gr I) for which it was intended as a designed setting, but also the various lodges, outbuildings, ancillary structures, and walls which contribute to the historic development of the wider park over the course of the C19th.

² "Sites laid out between 1750 and 1840 where enough of the layout survives to reflect the original design, and sites with a main phase of development post 1840 which are of special interest and relatively intact, the degree of special interest rising as the site becomes closer in time." Pp20, Historic England, Rural Landscapes: Register of Parks and Gardens Selection Guide, 2017

³ 'Sites having an association with significant persons, are registered.' This is a further consideration which may influence selection for the Register. Pp20, Historic England. Rural Landscapes

⁴ 'If there is a contemporary house, this will almost certainly strengthen the case for designation... So too will the presence of garden buildings and structures such as walls and steps... especially where those structures are listed.' Pp21, Historic England, Rural Landscapes.

Knockdown Farm

Relationship to Knockdown Farm

Westonbirt Arboretum covers a very large area (475ha), and the section closest to Knockdown Farm is the SW corner of Silk Wood (see Fig 28 in appendix 3). At its closest point the arboretum is approximately 400m to the north of Knockdown Farm, separated from it by both the A433 and Avenue Farm with its associated buildings and land. Whilst the latter clearly made use of the landscape backdrop of Silk Wood in its setting, Knockdown Farm has always been focused southwards and there is little apparent relationship between it and the arboretum beyond proximity. In terms of the arboretum's setting, Knockdown Farm's only contribution is in it forming part of the wider agricultural landscape, both in its Cotswold vernacular built form and its equestrian land use.

Knockdown Farm

Current proposals and Heritage Impact Assessment

Following a pre application approach to Wiltshire Council in 2024, the current submission includes two primary elements:

Firstly to what is currently Knockdown Farm/cottages, the removal of the large modern conservatory and the reinstatement of its simple vernacular appearance, making use of this existing building for ancillary purposes, in support of the wider farmstead.

Secondly, the construction of a new detached farmhouse, set back from but parallel to both the road and existing farm buildings, forming an appropriate addition to the existing farmstead grouping. Designed in a Cotswold Vernacular style and with associated landscaping to form an expansive parking area where likely an historic yard previously existed, this new structure would become the principal residence, to which all other buildings would be ancillary. Its position and design have been influenced by the existing traditional farm buildings in the hope of reinstating some of the farmstead character which was lost when the original Knockdown Farmhouse became divorced from the grouping during the C20th.



Knockdown Farm

Heritage Impact Assessment

	Heritage Asset Affected	Impact upon Significance	Relevant Policies and Justification
1	Knockdown Farm: house/former cottages (NDHA)	Positive impact (works to the building itself) Modest positive Impact (new farmhouse within its setting. The existing modern conservatory applied to the south side of the current house, is substantial and uncompromisingly modern in both its form and materials, ill-suited to the vernacular building it is attached to, and harming its significance as a Non Designated Heritage Asset. The removal of this modern addition, has a clear positive impact upon the existing house/former cottages, reinstating its simple vernacular appearance and linear original form. In addition, by building a new traditionally detailed farmhouse as part of the existing farmstead grouping, returning the former cottages to their original ancillary use, subservient to a principal dwelling, this functional change is also of modest benefit to the current building. The functional and visual link with the original Knockdown Farmhouse to the west has been severed for some considerable time, leaving the former cottages along with the rest of the farmstead as a separate and somewhat diminished agricultural entity. Whilst a new vernacular farmhouse will not contribute to the historic group value shared between the existing farmstead, nor its historic interest or age, it will nevertheless reinstate the ancillary status of the cottages, which is an important element of their character. The landmark status which the current building (former cottages) has from the A433 will not be impacted, with street-level sections making clear there would be limited visibility of new farmhouse from the highway due to both the set-back, reduced ground level and also the yard wall which screens the road.	Wiltshire Core Strategy Policy 58 states that ‘development should protect, conserve and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved</u> and where possible enhanced. Wiltshire Core Strategy Policy 58 states that ‘development should protect, conserve and where possible enhance the historic environment’ and that ‘designated heritage assets and their settings will be conserved...in a manner appropriate to their significance, including... v) historic parks and gardens’ NPPF para 203 & 210a state ‘the desirability of <u>sustaining and enhancing</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘<u>great weight should be given to the asset’s conservation</u>’. Furthermore, para 216 states that ‘the effect of an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’.

Knockdown Farm

			Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved and where appropriate enhanced</u>’.
2	Knockdown Farm: stables and tallet (NDHA)	Neutral Impact In constructing a new traditionally detailed vernacular farmhouse, set back from the road and positioned in parallel to the existing structures, it is considered that the new farmhouse and its landscaping will have an overall neutral impact upon the range of traditional agricultural buildings at Knockdown Farm. Since their significance rests in their age, collective group value and historic interest, none of these aspects would be impacted by the new farmhouse. The traditional form of the new building will ensure the historic farmstead setting is preserved/sustain, and the spatial arrangement of buildings and proposed landscaping, forming an area of driveway where a likely yard existed historically will also ensure the significance of existing buildings on site is preserved/sustained.	NPPF para 203 & 210a state ‘the desirability of <u>sustaining</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘<u>great weight should be given to the asset’s conservation</u>’. Furthermore, para 216 states that ‘the effect of an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’. Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved</u>’.
3	Knockdown Farm: Sheltershed (NDHA)	Neutral Impact In constructing a new traditionally detailed vernacular farmhouse, set back from the road and positioned in parallel to the existing structures, it is considered that the new farmhouse and its landscaping will have an overall neutral impact upon the range of traditional agricultural buildings at Knockdown Farm. Since their significance rests in their age, collective group value	NPPF para 203 & 210a state ‘the desirability of <u>sustaining</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘<u>great weight should be given to the asset’s conservation</u>’. Furthermore, para 216 states that ‘the effect of an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated

Knockdown Farm

		and historic interest, none of these aspects would be impacted by the new farmhouse. The traditional form of the new building will ensure the historic farmstead setting is preserved/sustain, and the spatial arrangement of buildings and proposed landscaping, forming an area of driveway where a likely yard existed historically will also ensure the significance of existing buildings on site is preserved/sustained.	heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’. Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved</u>’.
4	Knockdown Farm: individual stall (NDHA)	Neutral Impact In constructing a new traditionally detailed vernacular farmhouse, set back from the road and positioned in parallel to the existing structures, it is considered that the new farmhouse and its landscaping will have an overall neutral impact upon the range of traditional agricultural buildings at Knockdown Farm. Since their significance rests in their age, collective group value and historic interest, none of these aspects would be impacted by the new farmhouse. The traditional form of the new building will ensure the historic farmstead setting is preserved/sustain, and the spatial arrangement of buildings and proposed landscaping, forming an area of driveway where a likely yard existed historically will also ensure the significance of existing buildings on site is preserved/sustained.	NPPF para 203 & 210a state ‘the desirability of <u>sustaining</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘<u>great weight should be given to the asset’s conservation</u>’. Furthermore, para 216 states that ‘the effect of an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’. Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved</u>’.

Knockdown Farm

5	Avenue Farmhouse (Gr II)	Neutral Impact Located approximately 200m north of the proposed development site, there is no intervisibility between the site and Avenue Farmhouse due to the existing house/former cottages, yard wall and substantial bank of trees alongside the A433 all contributing to divide the two. It is considered that the significance of Avenue Farmhouse, deriving variously from its group value with remaining elements of its historic farmstead, aesthetic value in its classically inspired south elevation, and historic interest in its age and gentrified form within its wider agricultural landscape setting, will not be impacted by the proposed development, given both the distance and lack of visibility between the two, but also by the nature of the traditional overall appearance and farmstead grouping which the new farmhouse would become part of..	NPPF para 203 & 210a state ‘the desirability of <u>sustaining...</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘when considering the impact of a proposed development on the significance of a <u>designated heritage asset</u>, <u>great weight should be given to the asset’s conservation</u>’. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’. Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>designated heritage assets and their settings will be conserved...</u>in a manner appropriate to their significance.
6	Holford Arms (Gr II)	Neutral Impact The Holford Arms will remain approx. 160m west of the proposed development site, with no intervisibility between the two at all due to the farmhouse’s set back position from the roadside and several buildings and banks of trees in between. Since the site at Knockdown Farm does not currently make any meaningful contribution towards either the setting nor the wider heritage significance of the public house (which is namely the result of its evolved vernacular -form, continued historic use as a public house, and its open frontage in proximity to the highway in order to attract passing trade on the Gloucester to Bath Rd), it is considered that the impact of the proposed new	NPPF para 203 & 210a state ‘the desirability of <u>sustaining...</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘when considering the impact of a proposed development on the significance of a <u>designated heritage asset</u>, <u>great weight should be given to the asset’s conservation</u>’. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building

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		farmhouse development and associated landscaping, would be neutral.	into its setting (iii)', as well as 'being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)'. Finally, Core Policy 58 from the same document, states that 'development should <u>protect, conserve</u> and where possible enhance the historic environment' and that 'development should <u>protect, conserve</u> and where possible enhance the historic environment' and that ' <u>designated heritage assets and their settings will be conserved...</u> in a manner appropriate to their significance.
7	Westonbirt Registered Park and Garden (Gr I)	Neutral Impact With the closest part of the arboretum approx. 400m north of Knockdown Farm, there is little apparent relationship between the two beyond proximity. Whilst Knockdown Farm contributes to the wider agricultural landscape , which forms an important part of the arboretums setting, both in its Cotswold vernacular built form and its equestrian land use, the proposed addition of a vernacular farmhouse, fits into this established context and is therefore considered to result in an overall neutral impact upon the significance of the registered park and garden .	NPPF para 203 & 210a state 'the desirability of <u>sustaining and enhancing</u> the significance of heritage assets and putting them to viable uses consistent with their conservation' and para 212 adds that 'when considering the impact of a proposed development on the significance of <u>a designated heritage asset, great weight should be given to the asset's conservation</u> '. Wiltshire Core Strategy Policy 57 states that 'a high standard of design is required in all new developments, including alterations' and that 'applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)', as well as 'being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)'. Finally, Core Policy 58 from the same document, states that 'development should <u>protect, conserve</u> and where possible enhance the historic environment' and that 'development should protect, conserve and where possible enhance the historic environment' and that ' <u>designated heritage assets and their settings will be conserved...</u> in a manner appropriate to their significance, including... v) <u>historic parks and gardens</u> '.
8	Avenue Cottages (NDHA)	Neutral Impact Located approx. 120m north west of the proposed development site and on the opposite side of the A433, as with the Holford Arms there is no intervisibility between these cottages and the	NPPF para 203 & 210a state 'the desirability of <u>sustaining</u> the significance of heritage assets and putting them to viable uses consistent with their conservation' and para 212 adds that ' <u>great weight should be given to the asset's conservation</u> '. Furthermore, para 216 states that 'the effect of

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		proposed farmhouse site. Neither the setting nor modest significance of these former farmworkers cottages (deriving from their age, modest scale and form, group value as part of the Knockdown settlement cluster and in conjunction with Avenue Farm) would be impacted by the proposed development of a new farmhouse, resulting in an overall neutral impact.	an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’. Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved</u>’.
9	Knockdown Farmhouse (NDHA)	Neutral Impact Located approx. 25m west of the proposed new farmhouse, the boundary between Knockdown Farm and its former farmhouse is long established formed from a combination of high masonry wall, fence and mature native trees. Whilst the farmhouse is visually linked to its former farmbuildings in views along the roadside (A433), from within the farmstead, or indeed from within the garden area to the Farmhouse, the two are clearly separate and do not appear to have had a functional connection for some considerable time. Indeed the wall separating the two suggests a degree of historic separation, likely as a result of wishing to keep the functional informality of the farm, discreet from the domestic functions of the farmhouse. Whilst the farmhouse has modest significance as a likely Non Designated Heritage Asset in its age, group value, evolved vernacular form, and its landmark status at the cross-roads, the proposed new farmhouse is considered to have an	NPPF para 203 & 210a state ‘the desirability of <u>sustaining</u> the significance of heritage assets and putting them to viable uses consistent with their conservation’ and para 212 adds that ‘<u>great weight should be given to the asset’s conservation</u>’. Furthermore, para 216 states that ‘the effect of an application on the significance of a <u>non-designated heritage asset</u> should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Wiltshire Core Strategy Policy 57 states that ‘a high standard of design is required in all new developments, including alterations’ and that ‘applications must...demonstrate how the proposal will make <u>a positive contribution to the character of Wiltshire</u> through: building layouts, built form, elevational design, and <u>materials</u> to effectively integrate a building into its setting (iii)’, as well as ‘being <u>sympathetic to</u> and <u>conserving</u> historic buildings (iv)’.

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		overall neutral impact upon these contributory factors. Whilst an element of its group value does rest in its link to the existing farm buildings at Knockdown Farm, the proposed new farmhouse set back from the road would not affect this visual link which will remain clear from the roadside which is the only point at which it is appreciable.	Finally, Core Policy 58 from the same document, states that ‘development should <u>protect, conserve</u> and where possible enhance the historic environment’ and that ‘<u>non designated heritage assets which contribute to a sense of local character and identity will be conserved.</u>’
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- Fig 28, map of the area designated as a Registered Park and Garden associated with Westonbirt House. The location of Knockdown Farm is marked by an arrow in the lower left corner.

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Appendix 1 – Avenue Farmhouse: Listing description

Heritage Category: Listed Building

Grade: II

Heritage Category: Listed Building

Grade: II

List Entry Number: 1341163

Date first listed: 16-Mar-1987

List Entry Name: AVENUE FARMHOUSE

Statutory Address: AVENUE FARMHOUSE, A433

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Didmarton

National Grid Reference: ST 83912 88562

Details

DIDMARTON A433, Knockdown ST 88 NW (north side) 9/56 Avenue Farmhouse II

Farmhouse. Late C18/early C19. Rendered to front on stone plinth, remainder in rubble stone, with moulded stone cornice and low parapet wall, stone slate roof with coped verges, stone end and ridge stacks with offset. Left hand return rebuilt in brick. Main front range of 2 storeys with lower pitched parallel rear range with small central rear gabled wing possibly containing stair, leading to later large single storey rear wing on left with concrete tile roof. Four windows, 12-pane sashes to first floor, one similar narrower to left on ground floor and 2 later canted bays of 4/12/4-pane sashes flanking central projecting pedimented stone porch with 2 unfluted columns and rear pilasters and 6-panel door, top 2 glazed, centre fielded, lower flush. Pediment much eroded at time of survey (March 1986).

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Appendix 2 – Holford Arms – Listing Description

Heritage Category: Listed Building

Grade: II

List Entry Number: 1356017

Date first listed: 03-Dec-1986

List Entry Name: THE HOLFORD ARMS

Location

Statutory Address: THE HOLFORD ARMS

District: Wiltshire (Unitary Authority)

Parish: Sherston

National Grid Reference: ST 83743 88343

Details

SHERSTON KNOCKDOWN, Tetbury ST 88 NW 2/132 The Holford Arms II

Inn. C17 with C18, C19 and C20 alterations. Colourwashed render with hipped stone slate roof. T-shaped plan with probable former staircase tower projection to north front. Two-storey, 3-bay north front. Tripartite casement fenestration to ground floor, 16-pane sashes to upper and midway up tower all with external shutters. Part glazed C20 door to west face of tower projection. South front has 2 lateral stacks with set-offs. Interior. Large chamfered beams and inglenook fireplace in ground floor room to right.

Listing NGR: ST8374388343

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Appendix 3 – Registered Park & Garden description

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1000457

Date first listed: 28-Feb-1986

Location

The building or site itself lies within the boundary of more than one authority.

Parish: Easton Grey (Wiltshire) Boxwell with Leighterton (Gloucestershire), Didmarton (Gloucestershire), Shipton Moyne (Gloucestershire), Westonbirt with Lasborough (Gloucestershire)

District Cotswold (Gloucestershire parishes), Wiltshire Unitary Authority (Easton Grey)

County: Gloucestershire and Wiltshire

National Grid Reference: ST8525290049

Details: Pleasure grounds, park, and arboretum, largely of c 1830-60, associated with one of the most expensive of the Victorian country houses.

HISTORIC DEVELOPMENT

The manor of Westonbirt was held in the Middle Ages by the Clerke family. By the early C17 it was in the possession of the Crews, and in 1665 the heiress Sarah Crew married Richard Holford, a lawyer. She died childless and Richard's heir was a son by his second wife, Elizabeth Stayner. During the C18 the family's wealth was increased through a London legal practice and by income

from the New River Company, which supplied London with water from aquifers on the family's land, of which Peter Holford (d 1803) was a governor. Robert Stayner Holford, MP and Sheriff, born in 1808, succeeded to the estate in 1839 on the death of his father George Holford. In addition to his father's estate he also inherited that of his uncle, Robert (d 1838), who left him several properties and more than a million pounds. From the time of his majority R S Holford - also a great collector of books and paintings and a founding member of the Burlington Club - indulged an interest in planting and gardening; the arboretum was begun in 1829, the park expanded and Italianate gardens laid out from the 1840s, while in the 1860s he replaced the Regency house built during his boyhood with the present structure. Holford died in 1892. His son, Sir George Holford (1860-1926) was also a gardener and, like his father, a grower of orchids. At his death the estate passed to his nephew Lord Morley, who in 1927 sold Westonbirt House and most of the lands to the Martyrs' Memorial and Church of England Trust. In 1928 the Trust established the girls' public school which still (1999) occupies the House and grounds. Lord Morley (d 1951) retained the arboretum which in 1956 passed to the Crown in lieu of death duties and thence to the Forestry Commission which remained the owner in 1999.

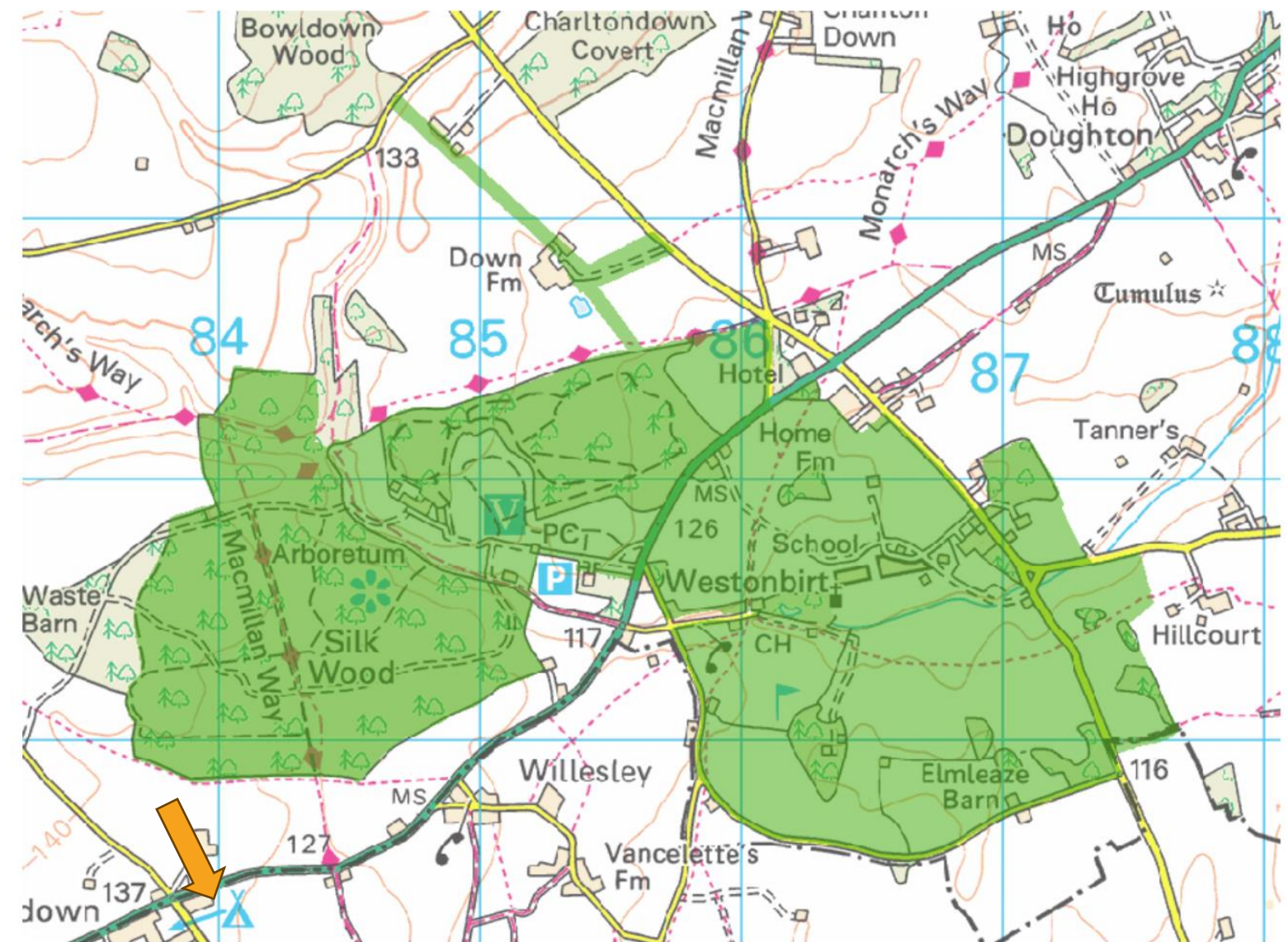


Fig 28, map of the area designated as a Registered Park and Garden associated with Westonbirt House. The location of Knockdown Farm is marked by an arrow in the lower left corner.

Knockdown Farm

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Westonbirt House stands in level countryside in the southern Cotswolds on the county boundary with Wiltshire. Its designed landscape is bisected by the A433 connecting Tetbury, 4km to the north-east, to Bath, 32km to the south-west. South-east of the road is the School and its grounds and park, to the north-west Westonbirt Arboretum. Unclassified roads ring the rest of the park, whereas the boundaries of the Arboretum follow wood and field edges. The area here registered is c 475ha.

ENTRANCES AND APPROACHES New drives, with lodges which were complete by 1853, formed part of W S Holford's expansion of Westonbirt Park. The main approach is from the north-west, from elaborate gates and Elizabethan-style lodges (listed grade II) of 1853, and probably by Lewis Vulliamy (d 1871) on the A433. This drive runs in a slightly curving line over the level parkland to the large forecourt car park on the north side of the House. Two drives approach the east side of the House from the road down the east side of the park. One gate, with Cotswold vernacular lodge (East Lodge, listed grade II) probably of c 1860 by Vulliamy, is on the north side of the kitchen gardens. The other (Pickards Lodge, listed grade II), of 1848 and also probably by Vulliamy, stands at the end of the main back drive, 350m to the south-east.

PRINCIPAL BUILDING Westonbirt House (listed grade I) was built 1863-70 and was designed by Lewis Vulliamy. It is in the early Renaissance style and was modelled on Wollaton Hall (Nottinghamshire, qv). At its centre is a five-storey tower surmounted by an ogee-shaped roof; the skyline is further punctuated with obelisks, finials, and octagonal chimneys. At c £200,000 it was one of the most expensive houses constructed during the C19 and was equipped with every kind of modern convenience. Projecting from its west end is a large orangery. Two earlier houses are recorded: its immediate predecessor, on the same site as the present House, was a neo-Elizabethan structure of 1823. That itself replaced what was probably a late C16 structure of three storeys, which was used as a farmhouse in the C17 and C18 and was demolished in 1818. That lay east of the church, on the site of the garden terraces.

The contemporary stone stables (listed grade II), adapted and enlarged for school use in the late 1920s, lie c 100m east of the House. Various mid to late C20 school buildings stand to the south, between the stables and the Italian Garden.

Some 100m south-west of the House is the church of St Catherine (listed grade II), of C12 and later date.

GARDENS AND PLEASURE GROUNDS Extending along the north front of the House is a balustraded forecourt, in the late C20 a car park. This looks northward over a level playing field, c 200m across and well planted around the periphery with mature specimen trees. These partly screen sports facilities including a swimming pool and tennis courts.

The main formal gardens (listed grade II) lie to the south of the House and comprise a series of low terraces, with elaborate stone and Pulhamite architectural detailing, which carry a grid of paths leading to seats and other gardens around the periphery. Flanking the paths are lawns with informally planted specimen trees and shrubs; parterre beds were confined to the discrete Sundial, Italian, and Mercury Gardens. It seems likely that R S Holford was in part his own garden designer, possibly taking inspiration from W S Gilpin's Practical Hints upon Landscape Gardening of 1832 (CL 1972), while architectural details were supplied by Vulliamy's office and horticultural ones by Broderick Thomas (d 1898). Work began c 1840, with the removal of the kitchen garden to the east of the House. The gardens were essentially complete before the House was rebuilt in 1863.

A gravel walk runs along the Upper Terrace, against the south front of the House. The walk extends from the West Lawn, with its informal planting of trees and shrubs, which lies west of the House, to the north side of the Italian Garden at the north-east corner of the south gardens. On the north side of the gravel walk, in the south-east angle of the House, is the Sundial Garden, with deeply scalloped, stone-kerbed flower beds around a sundial (listed grade II). The rest of the Upper Terrace, south of the gravel walk, follows the plan of the House. South of the terrace wall, which is only c 1m high is the South Lawn. On this, to the west of the axial path, is an ancient yew, the one element of the older gardens retained in the works of c 1840 and later.

Leading at a right-angle off the gravel walk along the Upper Terrace, from the centre of the south front of the House, is the 150m long path which runs axially down the garden. Elaborate flights of steps carry the path down the several terraces, the path ending at a circular fountain pool with, on its south side, a large and ornate stone bench seat giving a view back up the

Knockdown Farm

path to the House. The view is framed by some of the largest trees in the south garden, notably a pair of cedars. Behind, and now largely screened by planting, is the ha-ha (listed grade II) which curves along the south edge of the garden. An iron estate gate and iron stile give access to the park.

The axial path is bisected by three east/west gravel walks, parallel to that along the Upper Terrace. The first, 100m long and with a low, pierced, gothic balustrade, runs east from the north-east corner of the churchyard, against which there is an apsidal stone seat. The second, along the Lower Terrace, is the principal east/west walk. Again it begins at a stone bench seat - one of several with detailing which employs Minton tiles - and extends for 300m to end at the Mercury Garden. Lawns flank the walk, planted with shrubs and specimen trees. The third east/west walk, also extending east from a stone bench seat, is c 100m long.

The Mercury Garden (when constructed in the 1840s known as the Circular Garden, and by 1900 the Sunken Garden), at the east end of the Lower Terrace and south-east of the Italian Garden, consists of a circular hollow surrounded with rising grass banks (originally with flower beds) with a circular stone lily basin at the centre with Mercury statue (listed grade II). At the top of the east slope of the garden, looking back along the Lower Terrace to the church, is the most elaborate of all the stone seats, with Hindu-inspired carved and tiled decoration. Behind the seat is the screen of trees and shrubs, predominantly dark and including a cedar of Lebanon, yews, laurels, and Scots pines, which runs down the east side of the garden.

The Italian Garden (originally the Flower Garden, listed grade II*), occupies the east end of the Upper Terrace, c 150m east of the House. It is rectangular, 85m east/west by 65m, with domed brick and stone pavilions at the two northern corners and stone arches surmounted with shells and obelisk finials at those to the south. Drawings by Vulliamy's pupil Henry Edward Hamlen for its pavilions are dated 1843. The garden is bordered to the north by a heated brick wall for vines and flowering climbers with stone piers and capping. At the centre of the wall is the exuberant stone facade of the Camellia House. Internally the Italian Garden is divided into an upper and a lower parterre. The former has curving, stone-kerbed flower beds in a complex symmetrical pattern and a central line of tazzas, while the lower, originally long beds, is now lawn. On the centre of the south edge of the Italian Garden is its most architecturally elaborate element, a round basin supplied with water from grotesque heads to either side. A third head, on the outer edge of the south side of the basin, carries water down to a lower basin.

Leading west from the south-west corner of the Italian Garden is an iron pergola. To either side are rockeries, perhaps by Pulham, planted with bamboo. From the west end of the pergola a path curves north-east to the Upper Terrace.

West of the church is a less formal pleasure ground, 300m long from east to west and 150m wide, with specimen trees and shrubs ranged around a lake of the 1860s with Pulhamite cascade. This was part of the area occupied until the 1850s by Westonbirt village, and the lake apparently originated as the village pond. On the north edge of the pleasure ground is a Pulhamite quarry grotto and rockery of c 1870 which replaced an earlier rockery of the 1840s. On the south edge of the ground is the Amphitheatre, a shallow flight of grass steps constructed in the 1920s.

PARK The House stands in the centre of a roughly circular park c 1.5km in diameter. The parkland, mostly permanent pasture with few internal divisions, is fairly level, and is well studded with trees, both deciduous natives and exotics. Earthworks - field boundary banks and ditches, and ridge and furrow - of the earlier agricultural landscape, open fields inclosed in the mid C18, is visible in many parts of the park. The south part of the park also contains several old quarries. South-east of Westonbirt village is a small golf course; this retains its parkland trees. At the north corner of the park (outside the registered area) is the Home Farm.

The park adjoining the manor house had been created by 1674, and had been divided into two parks by 1700. Its extension in the 1840s by R S Holford, advised by William Sawrey Gilpin (1762-1843), involved abandoning the old approach road in place of the two drives, completed by c 1853; demolishing the eastern part of Westonbirt village which stood south-west of the church and rehousing its inhabitants in the present settlement c 300m to the west in cottages (outside the registered area) probably by Lewis Vulliamy completed by c 1856; and finally, closing the Easton Grey road across the park c 1868. The golf course was laid out on the old village site before 1936.

Knockdown Farm

The A433 separates the park from Westonbirt Arboretum, which lies to its north-west. The Arboretum, c 117ha, has c 4000 different trees and shrubs, and is reckoned (guidebook) one of the world's most complete collections of exotic trees. It is known especially for its conifers and maples. The Arboretum is divided, roughly into two, by the Downs, a shallow valley which originally formed its south-west boundary. The late C20 Visitor and Education Centres, and other buildings, facilities, and car parks, stand midway along the north-east edge of the Downs. To the north-east is the Old Arboretum (or Down Plantation), where the earlier plantings were made. South-west of the Downs is Silk Wood, which was incorporated into the Arboretum at a later date. Within Silk Wood are several specific collections, such as the Douglas Fir and Lime Plantations and the National Japanese Maple Plantation. Silk Wood also contains an ancient lime stool argued (Mabey 1997) to be possibly the oldest living thing in Britain.

The character and appearance of Westonbirt was transformed by R S Holford, who in 1829 founded the Arboretum on what had once been common downland and laid it out with broad rides aligned on Westonbirt House. Plant hunters were commissioned to find new species, while ones already introduced were acquired by purchase. Planting began in the Savill Glade, north of the Visitor Centre. Here rhododendrons, azaleas, magnolias, and camellias were planted among evergreens. Radiating rides, now (late C20) called Jackson Avenue, Holford Ride, and Morley Ride were added by Holford in 1855, the first two aligned on the site intended for his new house. Acer Glade and Colour Circle were added between 1850 and 1870. In the later C19 Holford and his son cut swathes through the semi-natural oak and hazel of Silk Wood to create Waste, Broad, and Willesley Drives, mixing conifers with native species. The collection continued to be added to during the thirty years after Lord Morley came into the estate in 1926; he appointed W J Mitchell curator, which he remained for thirty years. In 1956 the arboretum was acquired by the Forestry Commission and opened to the public.

KITCHEN GARDEN In the 1830s and 1840s, Tithe maps (Garden Hist 1990) show an octagonal enclosure, probably a walled garden, in the area of the Italian Garden. New kitchen gardens were constructed 1839-40 and 1851-2 on the east edge of the park. There are two separate garden compartments, divided by the public road which in part forms the north-east boundary of the park. That to the west is (1999) largely overgrown, its remaining glasshouses and other structures derelict, while that to the east is a paddock, devoid of internal structures.

When the kitchen gardens were removed from the vicinity of the house c 1840 the Camellia House was incorporated in the new Italian Garden. This, c 30m long and with two distinct compartments and a central lantern, was rebuilt c 1910. It now (1999) serves as classroom. Other hot houses were erected, principally in the 1830s and 1840s behind (north of) the Italian Garden: an azalea house, four vineries, and nine other span houses. Two span houses, probably of c 1900 survive, and the base of a third.

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Maps OS 6" to 1 mile: 1st edition surveyed 1881, published 1889 3rd edition published 1923

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