

A watercolor illustration of a large, two-story red brick building, identified as Bolitree Castle. The building features a prominent red brick chimney on the left side and a dark, gabled roof with several dormer windows. The facade is made of red brick and has multiple windows with white frames and shutters. The building is surrounded by lush greenery, including a large tree on the left and various bushes and smaller trees in the foreground. The overall style is artistic and painterly, with soft colors and visible brushstrokes.

BOLITREE CASTLE.

Statement of Significance & Impact Assessment.

BOLLIREE CASTLE

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1.0 INTRODUCTION.

- 1.1 Justin Ayton was commissioned to prepare a Statement of Significance & Impact Assessment in order to understand the evolution, special interest, heritage values, & significance of Bollitree Castle, including the house & two of the barns, & to assess the impact of the works that have been undertaken on that significance.
- 1.2 From 2004 until early 2013 Justin Ayton was English Heritage's Historic Buildings Inspector for Bristol & Gloucestershire, before which he was a Conservation & Design Officer for the Royal Borough of Kensington & Chelsea; Justin received a degree in History of Art & Heritage Management from the University of Buckingham in 1997, & an M.A. in Architectural History from the Courtauld Institute of Art in 1998.

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2.0 PURPOSE OF THE STATEMENT.

- 2.1 This Statement of Significance was commissioned in order to accompany the proposals in line with the National Planning Policy Framework (N.P.P.F.) & the associated Planning Practice Guidance (P.P.G.).
- 2.2 The N.P.P.F. states that: "*The level of detail should be proportionate to the assets' importance & no more than is sufficient to understand the potential impact of the proposal on their significance.*" (Paragraph 128).
- 2.3 Consequently this statement is not intended to form a complete & exhaustive history of all the building on site, but rather to assess the architectural history, evolution & significance of those buildings & areas where the works are proposed, albeit nonetheless placing them within their wider context, & to consider the impact of the proposal upon that significance, in accordance with the N.P.P.F.

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3.0 PLANNING POLICY CONTEXT.

3.1 PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT, 1990.

The principal legislation concerning the historic environment remains the Planning (Listed Buildings & Conservation Areas) Act, 1990. This draws attention to the importance of seeking to preserve listed buildings, their setting, & “*any features of special architectural or historic interest*” which they possess (Section 16(2), & 66(1)). It also states that the listing includes “*any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land & has done so since before 1st July 1948*” (Section 1(5(b))).

3.2 The Act also draws attention to the desirability of “*preserving or enhancing*” the character & appearance of conservation areas (Section 72(1)).

3.3 The Act is supplemented by Government guidance, currently as laid out in the National Planning Policy Framework (N.P.P.F.), & the associated Planning Practice Guidance (P.P.G.).

3.4 NATIONAL PLANNING POLICY FRAMEWORK (N.P.P.F.)

The N.P.P.F. states that: “*In determining planning applications, local planning authorities should take account of ... the desirability of sustaining & enhancing the significance of heritage assets & putting*

them to viable uses consistent with their conservation.” (Paragraph 189).

3.5 It also identifies both listed buildings, & conservation areas as “*designated heritage assets*” (Annex 2: Glossary).

3.6 PLANNING PRACTICE GUIDANCE (P.P.G.)

The P.P.G. advises that: “*The conservation of heritage assets in a manner appropriate to their significance is a core planning principle ... In the case of buildings, generally the risks of neglect & decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used & valued is likely to require sympathetic changes to be made from time to time.*” (Conserving & Enhancing the Historic Environment, Paragraph 003).

3.7 In addition, Historic England have produced 3 Historic Environment Good Practice Advice in Planning Notes:

Note 1: The Historic Environment in Local Plans;

Note 2: Managing Significance in Decision-Taking in the Historic Environment;

Note 3: The Setting of Heritage Assets.

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<u>HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTES.</u>		3.1	The document advocates a <i>'Staged Approach to Proportionate Decision-Taking'</i> in order to reasonably assess the potential impact of proposals.
3.8	<u>1: THE HISTORIC ENVIRONMENT IN LOCAL PLANS:</u> The <u>Historic Environment in Local Plans</u> is primarily relating to consideration of the historic environment in the formulation of local plans & policy.		<i>1. Identifying the heritage assets affected & their settings;</i>
3.9	<u>2: MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT:</u> Managing <u>Significance in Decision-Taking in the Historic Environment</u> gives advice to LPAs & applicants on assessing significance of heritage assets, & the impact of proposals upon the significance; it also refers to the use of Conservation Principles in such assessments.		<i>2. Assessing whether, how & to what degree these settings make a contribution to the significance of the heritage asset(s);</i>
3.10	The note advises that it is not just important to understand the <i>'nature'</i> & <i>'level'</i> of any significance, but also its <i>'extent'</i> (paragraphs 8, 9 & 10); as this can lead to: <i>"a better understanding of how adaptable the asset may be"</i> .		<i>3. Assessing the effect of the proposed development on the significance of the asset(s).</i>
3.11	<u>3: THE SETTING OF HERITAGE ASSETS:</u> The <u>Setting of Heritage Assets</u> replaces the earlier English Heritage guidance on setting, & advises on assessing its nature, extent & significance, & the potential impact of proposals upon it.	3.12	<u>CONSERVATION PRINCIPLES.</u> <u>Conservation Principles</u> was published in 2008 by Historic England (then English Heritage), but remains valid, & is referred to in the Advice Note 2.
		3.13	When dealing with elements of restoration, the <u>Conservation Principles</u> advises that: <i>"Restoration to a significant place should normally be acceptable if:</i>
			<i>1. The heritage values of the elements that would be restored decisively outweigh the values of those that would be lost.</i>
			<i>2. The work proposed is justified by compelling evidence of the evolution of the place, & is executed in accordance with that evidence.</i>

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3. *The form in which the place currently exists is not the result of a historically-significant event.*
 4. *The work proposed respects previous forms of the place.*
 5. *The maintenance implications of the proposed restoration are considered to be sustainable.”* (Conservation Principles, paragraph 126).

3.15

MAKING CHANGES TO HERITAGE ASSETS.
Historic England's Advice Note 2: Making Changes to Heritage Assets, published in February 2016, provides advice upon repair, restoration, & alteration of heritage assets.

3.14 On new works, Conservation Principles advises that:

“New work or alteration to a significant place should normally be acceptable if:

- a. *There is sufficient information comprehensively to understand the impact of the proposal on the significance of the place;*
- b. *The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. *The proposals aspire to a quality of design & execution which may be valued now & in the future;*
- d. *The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”* (Conservation Principles, paragraph 138).

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4.0 METHOD OF APPORTIONING SIGNIFICANCE.

SIGNIFICANCE.

4.1 The concept of 'significance' was originally based in the attempt to replace the Planning (Listed Buildings & Conservation Areas) Act, 1990 (which placed emphasis upon the 'character' of listed buildings). However, significance was revived, first in the Planning Policy Statement 5: Planning & the Historic Environment, & more recently in the N.P.P.F.

CONSERVATION PRINCIPLES.

4.2 The importance of significance is reiterated in Historic England's publication Conservation Principles, which attempts to define significance by breaking it down into four separate heritage values:

- *Evidential Value.*
- *Historical Value.*
- *Aesthetic Value.*
- *Communal Value.*

EVIDENTIAL VALUE:

4.3 Evidential Value relates primarily to the capacity of the heritage asset in question to yield evidence about past human activity, but is generally more applicable to archaeology than buildings; although it can arguably also relate to the fragmentary remains of a building's earlier form.

HISTORICAL VALUE:

4.4 Historical Value is generally illustrative of past people, events & aspects of life. Thus the design of a window, by directly reflecting both the aesthetic trends & the industrial innovations of the time, can also be of historical value.

AESTHETIC VALUE:

4.5 Aesthetic Value relates to the sensory & intellectual stimulation that is drawn from the asset, & as such includes both intellectually designed architectural or artistic value, & unplanned, but fortuitous aesthetic appeal, including the '*patina of age*'.

COMMUNAL VALUE:

4.6 Communal value derives from the meanings, collective experience or memories that people & communities derive from a place; & thus by definition is usually less applicable to heritage assets that are of a more private nature.

4.7 In terms of then assessing significance, Conservation Principles identifies a number of key considerations:

- *Understand the fabric and evolution of the place.*
- *Identify who values the place and why they do so.*
- *Relate identified heritage values to the fabric of the place.*

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| <ul style="list-style-type: none">• <i>Consider the relative importance of those identified values.</i>• <i>Consider the contribution of associated objects and collections.</i>• <i>Consider the contribution made by setting and context.</i>• <i>Compare the place with other places sharing similar values.</i>• <i>Articulate the significance of the place.</i> <p>4.8 Understand the fabric and evolution of the place entails looking at the origins of the place, how it has evolved, its form and condition, looking both at physical and documentary evidence.</p> <p>4.9 Identifying who values the place, and why they do so includes looking at the values placed on the asset, by owners, communities and specialists.</p> <p>4.10 Relate heritage values to the fabric of the place relates primarily to built assets, but does also include spatial and temporal aspects, and advises that whilst elements that would be impacted upon by a proposal should be looked at in detail, they also need to be considered in relation the toe place as a whole.</p> <p>4.11 Consider the relative importance of those identified values; sometimes sustaining one identified value can harm another, and in such cases, understanding the relative contribution of each to the significance should help in coming to a balanced view.</p> | <p>4.12 Consider the contribution of associated objects and collections entails assessing the contribution made by, for example, collections to a building, machinery to a factory, or statuary to a garden.</p> <p>4.13 Consider the contribution made by setting and context entails considering both the setting, as established in the NPPF, and context, which embraces the relationship between spaces, including assessing whether a space has a greater value for being part of a larger entity.</p> <p>4.14 Compare the place with other places sharing similar values allows an informed comparative judgement of the strength of the values to be made, although reiterating that designation itself is clear indicator of the importance of a place.</p> <p>4.15 Articulate the significance of the place is done through a Statement of Significance which is a summary of the values of the place, their strength, nature and extent.</p> <p><u>HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING: NOTE 2.</u></p> <p>4.16 In March 2015 Historic England published the Historic Environment Good Practice Advice in Planning Notes. Note 2 provides particular advice upon assessing significance, & identifies 3 different aspects of significance to be considered:</p> <ul style="list-style-type: none">• <i>The nature of the significance;</i> |
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| <ul style="list-style-type: none">• <i>The extent of the significance;</i>• <i>The level of significance.</i> <p>4.17 THE NATURE OF THE SIGNIFICANCE:
The nature of the significance varying according to the nature of the site & its particular & its particular sensitivities.</p> <p>4.18 THE EXTENT OF THE SIGNIFICANCE:
Assesses where the significance lies, & thus leads to a better understanding of how adaptable an asset may be.</p> <p>4.19 THE LEVEL OF SIGNIFICANCE:
The resultant level of significance provides the essential guide to how policy should be applied in terms of seeking not to harm the asset.</p> <p>4.20 <u>METHOD OF APPORTIONING VALUES.</u>
There are a number of criteria that are of relevance when considering heritage value & significance, such as:</p> <ul style="list-style-type: none">• <i>Age.</i>• <i>Rarity value.</i>• <i>Intrinsic quality.</i>• <i>Extrinsic relevance.</i>• <i>Typicality.</i>• <i>Exceptionality.</i> | <p>4.21 AGE:
The older an asset, or a part of an asset is, the more likely it is, all other things being equal, that it will be considered to be of value & significance. This is to a degree related to, but not always synonymous with rarity value.</p> <p>4.22 RARITY VALUE:
The rarer an asset or a part of an asset is (<i>e.g.</i>: if it is one of the last surviving examples of its type), proportionally the more important any inherent significant that it may have becomes.</p> <p>4.23 INTRINSIC QUALITY:
The significance that rests in the asset or the part of an asset in question itself, without regard to other assets or parts of the asset (<i>e.g.</i>: an exceptionally finely carved piece of joinery may have great artistic value, regardless of its context).</p> <p>4.24 EXTRINSIC RELEVANCE:
The significance that rests in the asset or the part of the asset in question's relationship to other assets or parts of the asset (<i>e.g.</i>: a nineteenth-century fireplace may be of little intrinsic value, but as an integral part of an important wider internal decorative scheme, may nonetheless have considerable significance).</p> |
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- 4.25 **TYPICALITY:**
The significance of an asset can increase if it is seen as absolutely representative or characteristic of its type (such as an eighteenth-century terraced house having an intact & quintessential plan-form).
- 4.26 **EXCEPTIONALITY:**
Conversely, the significance of an asset can also increase if it is seen as being unusual & uncharacteristic of its type (such as an Elizabethan building that has hidden Catholic iconography, & thus represents a curious or important counter-trend).

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5.0 DESIGNATIONS.

5.1 There are five separately-listed structures at Bollitree Castle.



Figure 1 Extract of map from Historic England's online *National Heritage List for England*; buildings assessed in this statement **encircled**.

1. *Bollitree Castle Farmhouse: grade II*;*
2. *Barn on west side of farmyard and curtain wall enclosing yard at Bollitree Castle: grade I;*
3. *Building extending to west at south-west corner of farmyard at Bollitree Castle: grade II;*
4. *Barn on south side of farmyard at Bollitree Castle farmhouse with arcaded farm building adjoining to south: grade II;*
5. *Dovecote approximately 50 metres south of Bollitree Castle Farmhouse: grade II.*

5.2 The buildings that are specifically covered by this statement are the house itself (1); & the adjoining barn to the south (4).

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Historic England

BOLLITREE CASTLE FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BOLLITREE CASTLE FARMHOUSE

List entry Number: 1099638

Location

BOLLITREE CASTLE FARMHOUSE

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Weston under Penyard

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 18-May-1953

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 155504

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON UNDER PENYARD CP - SO 62 SW

5/88 Bollitree Castle Farmhouse 18.5.53

GV II

House. Circa 1700 with earlier remains, re-modelled at rear mid-C18. Sandstone with tile roofs. Front block, of c1700, faces west and has symmetrical ashlar facade. Two storeys with attic, five bays. Windows sashed with glazing bars. Above the modillion cornice are three gabled attic dormers. The doorcase is mid-C20, with pilasters and a shallow segmental pediment,

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but may be a copy of the original. Hipped roof with end chimneys. At the rear a wing links the front block with a parallel range. Their south and east facades were re-modelled in a Gothick style in the mid-C18. On the south side the linking wing is of one bay and has windows of two ogee lights with a door to the right. The end wall of the rear range is of two bays and has windows of two ogee lights on the ground floor and sashed windows with glazing bars above. The east wall of the rear range is of three bays and has an embattled parapet. The windows to the outer bays are of two ogee lights, to the middle bay of one. The north wall of this range has octagonal corner turrets with loupholes, linked by an embattled parapet. On the ground floor, below a moulded string, it has a small pointed window with chamfered surround. Above, below another string, is a tall window with chamfered surround and segmental head, with leaded glazing and with a central timber mullion which branches to form Y-tracery. Interior: the two front rooms on both floors of the front block are lined with raised and fielded panelling. The dog-leg stair has an open string with three turned balusters to each tread and a ramped handrail. In the parallel range to the rear, one room is lined with oak bolelection moulded panelling. Parts of a timber-frame are exposed, suggesting that an earlier building was clad in stone in the C18.

Listing NGR: SO6364424023

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 63644 24023

Map



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The above map is for quick reference purposes only and may not be to scale.
For a copy of the full scale map, please see the attached PDF - [1099638.pdf \(http://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrintSvc/97822/HLE_A4L_Grade/HLE_A3L_Grade.pdf\)](http://mapservices.HistoricEngland.org.uk/printwebservice/StatutoryPrintSvc/97822/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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This copy shows the entry on 11-Nov-2017 at 04:05:20.

End of official listing

BOLLITREE CASTLE.



Historic England

BARN ON WEST SIDE OF FARMYARD AND CURTAIN WALL ENCLOSING YARD AT BOLLITREE CASTLE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BARN ON WEST SIDE OF FARMYARD AND CURTAIN WALL ENCLOSING
YARD AT BOLLITREE CASTLE

List entry Number: 1296781

Location

BARN ON WEST SIDE OF FARMYARD AND CURTAIN WALL ENCLOSING YARD AT
BOLLITREE CASTLE

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Weston under Penyard

National Park: Not applicable to this List entry.

Grade: I

Date first listed: 18-May-1953

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 155505

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON UNDER PENYARD CP - SO 62 SW

5/89 Barn on west side of farmyard and curtain wall enclosing yard at 18.5.53
Bollitree Castle

GV I

BOLITREE CASTLE.

Barn and farmyard walls forming sham castle. Mid-C18 incorporating some medieval fragments. Sandstone rubble with slate roof to barn. Gothick style. West wall of barn, facing farmhouse (qv) symmetrical. Facade has round corner turrets, semi-octagonal turrets to each side of a central archway, a moulded string course dividing it into two storeys, and a second moulded string below the parapet: Each half of the facade is of two bays and has moulded pointed windows to the ground floor which have ogee hoods with poppyheads. Between bays there is a doorway with round head and rusticated ashlar surround. The upper storey has a blind cusped vesica-shaped opening to each bay, with two over the archway. Some of these retain diamond-lead glazing. Above each doorway there is a carved corbel below the lower string course. Above the central moulded pointed archway are two corbels, with a third central corbel carrying a re-used section of moulded respond. The north wall is embattled and has a mock tower at each end, the right-hand one forming the gable wall of the barn. Each tower has two round corner turrets, and moulded pointed windows on the first floor: The left-hand tower has a doorway on the ground floor with a rusticated ashlar surround with pointed head. On the east side a rubble wall borders the road: Interior: at the southern end of the barn is a stable. The woodwork of the stalls includes a blank arcade. of pointed arches and re-used jetty and console brackets of the C16 and C17. The roof trusses have interrupted tie-beams.

Listing NGR: SO6367724032

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 63677 24032

Map



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End of official listing

BOLLITREE CASTLE.



Historic England

BUILDING EXTENDING TO WEST AT SOUTH-WEST CORNER OF FARMYARD AT BOLLITREE CASTLE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BUILDING EXTENDING TO WEST AT SOUTH-WEST CORNER OF
FARMYARD AT BOLLITREE CASTLE

List entry Number: 1099639

Location

BUILDING EXTENDING TO WEST AT SOUTH-WEST CORNER OF FARMYARD AT
BOLLITREE CASTLE

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Weston under Penyard

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Mar-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 155507

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON UNDER PENYARD CP - SO 62 SW

5/91 Building extending to west at south-west corner of farmyard at Bollitree
Castle

GV II

BOILTREE CASTLE.

Screen wall with lean-to sheds. Probably mid-C18. Brick and sandstone rubble with some sandstone dressings, and slate roof. Single storey, with embattled parapet. In the west wall are two window openings which have pointed surrounds with alternate rustication, each with a central flat-faced mullion branching to form Y-tracery. In the north wall there are two doorways with pointed surrounds which have alternate rustication. A wall linking the building to the barn on the west side of the farmyard (qv) has a similar door surround. On the east and south sides of the embattled walls are lean-to sheds.

Listing NGR: SO6367724007

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 63677 24007

Map



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End of official listing

BOLLITREE CASTLE.



Historic England

BARN ON SOUTH SIDE OF FARMYARD AT BOLLITREE CASTLE FARMHOUSE WITH ARCADED FARM BUILDING ADJOINING TO SOUTH

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BARN ON SOUTH SIDE OF FARMYARD AT BOLLITREE CASTLE
FARMHOUSE WITH ARCADED FARM BUILDING ADJOINING TO SOUTH

List entry Number: 1167693

Location

BARN ON SOUTH SIDE OF FARMYARD AT BOLLITREE CASTLE FARMHOUSE
WITH ARCADED FARM BUILDING ADJOINING TO SOUTH

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Weston under Penyard

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 18-May-1953

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 155506

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON UNDER PENYARD CP - SO 62 SW

5/90 Barn on south side of farmyard at Bollitree Castle Farmhouse with
18.5.53 arcaded farm building adjoining to south

BOLITREE CASTLE.

GV II

Barn and farm building, possibly used as cattle shelter and hay loft. Probably early C19. Sandstone rubble with slate roofs. On the north side the barn has a waggon entrance with slated canopy, and a lean-to addition to the left. The entrance in the south wall is now boarded. Adjoining at right angles is a farm building with an open arcade of ten round arches springing from round piers. On the first floor are seven openings with plain stone surrounds and pointed heads. The left-hand one is approached by external stone steps. The left-hand end of the building, adjoining the barn, is open on the ground floor and has timber posts supporting a timber-framed wall with brick infill. This has a central post, braced down to a rail and upwards to a wall-plate. The southern end wall is embattled and has a re-used moulded pointed doorway, quatrefoils, a carved head, and a plaque inscribed: "WP (?) 1819". The east wall, bordering a road, is blank. Interior: both buildings have bolted king-post trusses.

Listing NGR: SO6368323986

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 63683 23986

Map



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BOLLITREE CASTLE.



Historic England

DOVECOTE APPROXIMATELY 50 METRES SOUTH OF BOLLITREE CASTLE FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DOVECOTE APPROXIMATELY 50 METRES SOUTH OF BOLLITREE CASTLE FARMHOUSE

List entry Number: 1099640

Location

DOVECOTE APPROXIMATELY 50 METRES SOUTH OF BOLLITREE CASTLE FARMHOUSE

The building may lie within the boundary of more than one authority.

County:

District: County of Herefordshire

District Type: Unitary Authority

Parish: Weston under Penyard

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 17-Mar-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 155508

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WESTON UNDER PENYARD CP - SO 62 SW

5/92 Dovecote approximately 50 metres south of Bollitree Castle Farmhouse

GV II

Dovecote. Probably circa 1700, restored C20. Sandstone rubble, with upper

BOLITREE CASTLE.

storey rendered, with hipped stone slate roof. Square plan. Two storeys. North wall has window on ground floor and louvred opening to upper storey. Doorway in west wall. Glazed lantern has domed ogee lead cap.

Listing NGR: SO6365123986

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SO 63651 23986

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BOLIREE CASTLE.

BOLLITREE CASTLE.

6.0 STATEMENT OF SIGNIFICANCE.



Figure 2 Ground-floor plan; western range; eastern range; link.

6.1 Bollitree Castle is composed of several distinct elements: the formal, rectangular western range; a more informal eastern range, & a linking structure between the two.

6.2 Whilst the early-18th century western range appears to be substantially the result of a single, consistent phase of build which survives substantially intact, the eastern range, which was substantially refaced in a picturesque Gothick style in the mid-18th century, appears to be more of a palimpsest, with irregularities that suggest that it probably pre-dates the western range.

6.3 Evidence for this, as well as the survival of elements of vernacular timber framing within the eastern wing (which would be unlikely in the purpose-built service wing of an early-18th century, high-status house), is suggested both by the staggered plan, & miss-alignment of the two ranges, which are several degrees off parallel, as well as the irregular, almost trapezoidal linking range.

6.4 The refronting of older houses by building a grand new block across one end & retaining the earlier structure as service accommodation was comparatively common from grand farmhouses, up to some of the very grandest country houses, such as Wentworth Castle in Yorkshire, which was re-fronted & re-oriented from 1709- (successively by, amongst others, Thomas Archer & James Gibbs).

BOLITREE CASTLE.

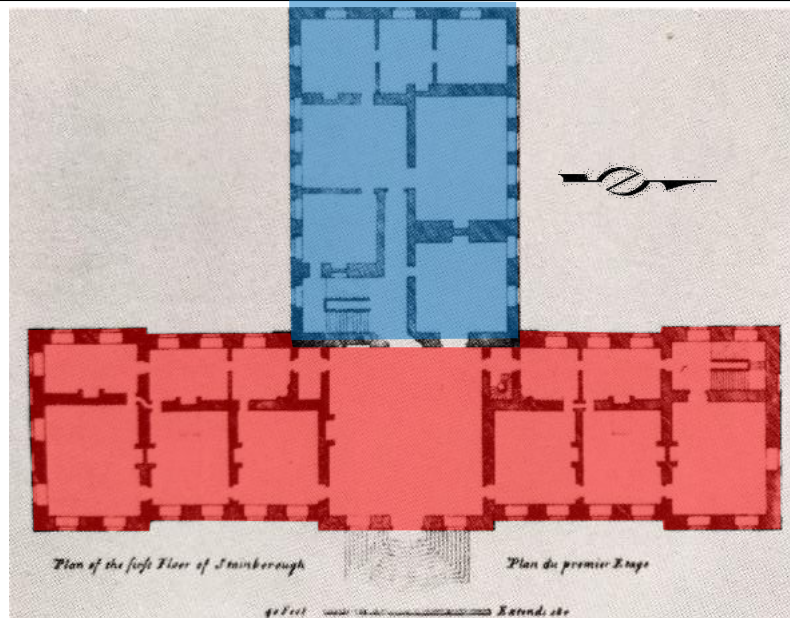


Figure 3 Wentworth Castle, Yorkshire; original house (1670-2); new front (1709-).

6.5 The date of the link range, in its current form is unclear; however, the irregular curvature of the southern wall would appear to be determined by the position of the fenestration of the western range, & the present roof conflicts with one of the now-blocked stair windows, suggesting that the link, in its current form at least, post-dates the western range.



Figure 4 Wentworth Castle, main (north) elevation of 1670s house (right), with rear of early-18th century range (left).



Figure 5 Wentworth Castle; early-18th century east elevation.

BOLITREE CASTLE.

EASTERN RANGE & LINK.

EXTERIOR.

- 6.6 The exterior of the eastern range was substantially altered in the 18th-century, when it was turned into a picturesque gothic 'eye-catcher', following the fashion set by the likes of Horace Walpole at Strawberry Hill.



Figure 6 East elevation.

- 6.7 The refronting appears to have been done in a piecemeal fashion, with a distinct joint between the east & north

elevations, as well as suggestions of possibly differing treatments.



Figure 7 Junction of east & north elevations.

- 6.8 The east elevation, appears to have been rendered; all the stone mullions have a raised profile, & suggestions of render around some of them survive. This would not be uncharacteristic for

BOILTREE CASTLE.

18th-century gothick; Strawberry Hill itself, the most famous gothick house (hence the phrase "*Strawberry Hill gothick*") was fully rendered.



Figure 8 East elevation, detail of ground-floor window.



Figure 9 Strawberry Hill, Twickenham, 1749-77.

- 6.9 The south elevation of the east range, which is continuous with that of the link, appears similarly detailed, although two of the first-floor windows remain as sashes (although the joinery of these is itself modern replacement). The junction between these two elevations was substantially obscured by vegetation, & it remains unclear as to whether the coursing is continuous.
- 6.10 The patina of the stonework may suggest that the parapet levels have been altered, although this could potentially be due to differential weathering or repair of masonry that is exposed on both faces to the elements.

BOLITREE CASTLE.



Figure 10 South elevation, changes in patina of masonry indicated by dotted red line.

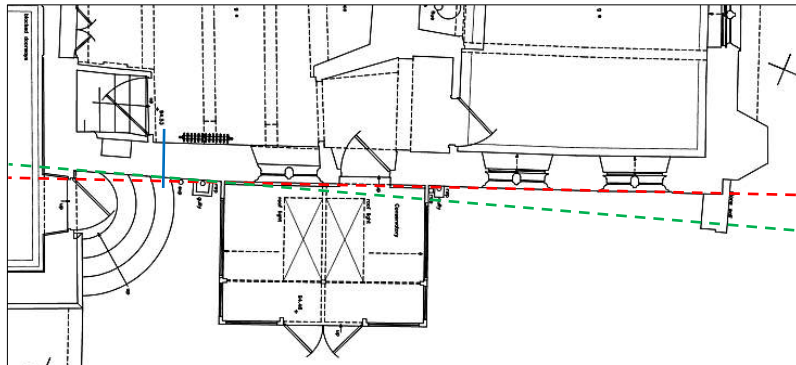


Figure 11 South elevation; general alignment; deflection, presumably to avoid fenestration; straight joint.



Figure 12 South elevation; detail of junction between deflected wall & fenestration of western range.

- 6.11 Where the south elevation of the link meets the rear of the western range, the wall deflects to the north. Due to this deflection, the wall just avoids the fenestration of the latter, suggesting that the alignment of this elevation, of the link at least, appears to post-date the construction of the western wing (there is a straight joint whose origin is unclear, but this joint lies not at the point of deflection, but within it).
- 6.12 The north elevation, by contrast is quite distinct & less frivolous in character, which, with the miss-aligned coursing & straight joints of the junction with the south, would suggest a slightly different phase.

BOILTREE CASTLE.



Figure 13 North elevation.

- 6.13 This elevation rears up to above the ridge-height, with a long window (crossing two storeys), & a small door (now a window) beneath it. There is more than a suggestion of the brooding

west front of an abbey; which would again be entirely in accord with the picturesque principles of the latter-18th & early-19th centuries; the fashionable gothic novels of the era (from the first such novel, Walpole's *The Castle of Otranto* in 1764, to Mary Shelley's *Frankenstein* of 1818); & the fashion for country houses that were, or pretended to be converted abbeys (from genuine abbeys, such as Newstead, home of Lord Byron (1170-), to mock abbeys, such as Fonthill (1796-1813), built for William Beckford (who himself wrote the gothic novel *Vathek* in 1782) by James Wyatt.



Figure 14 Newstead Abbey, Nottinghamshire; painting by J.C. Barrow, 1793

BOLLITREE CASTLE.



Figure 15 Fonthill Abbey, Wiltshire; engraving of 1823; showing the rather ecclesiastical eastern wing (right) which in fact contained the dining room & two drawing rooms.



Figure 16 Bollitree from the north-east; aquatint, c.1800.

6.14 The fenestration on the north elevation is more severe & less frivolous than on the east; the principal fenestration is devoid of decorative mouldings; the door is a simple equilateral arch with a plain chamfered moulding, the window above an equally severe, is curiously un-gothic three-centred arch, similarly plain. From the lack of raised edges & from the decorative panels of pebbles, the north elevation appears never to have been rendered, which would again suit its more brooding, & possibly slightly later date.



Figure 17 Former door in the north elevation.

BOILTREE CASTLE.



Figure 18 North elevation; detail of a pebble panel.

6.15 Beyond the towered pseudo-abbey façade the elevation returns into a modest service yard, with the western elevation of the east range exposed as a plain brick front which appears to have been unfenestrated; although there are a number of modern openings. This utilitarian elevation was clearly never intended to be visible, & indeed early photographs & maps indicate that it would have been substantially obscured by a crenelated single-storey projection.



Figure 19 East range; western elevation.

6.16 The date of this projection is unclear, however the proportions & coping of the crenulations & the lack of a drip beneath them do appear very similar to the treatment of the parapet on the southern elevation, thus an 18th-century original for this projection cannot be ruled out. This would seem to be circumstantially supported by the otherwise disproportionate ratio of higher-status rooms to service rooms within the house, even by 18th-century standards.

BOLIREE CASTLE.



Figure 20 View from the north-west in 1950s century (from sales particulars).

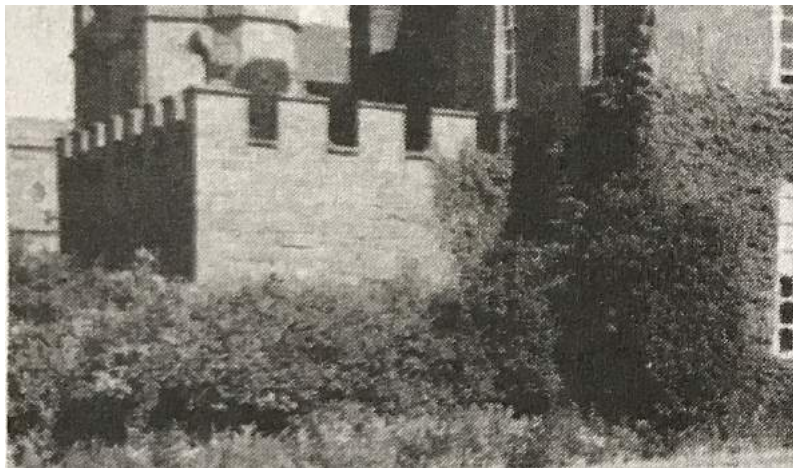


Figure 21 Detail of above.



Figure 22 Detail of 19th-century view; copyright The Francis Frith Collection.



Figure 23 Detail of crenulation on south elevation.

6.17 Photographs & map regression confirm that this projection overlapped the northern elevation of the western range, & it

BOLLITREE CASTLE.

would therefore have enclosed the now external cellar stairs. The maps also suggest that a narrow, enclosed yard separated this projection from the west elevation of the eastern range. This projection survived into the latter-20th century before being removed.

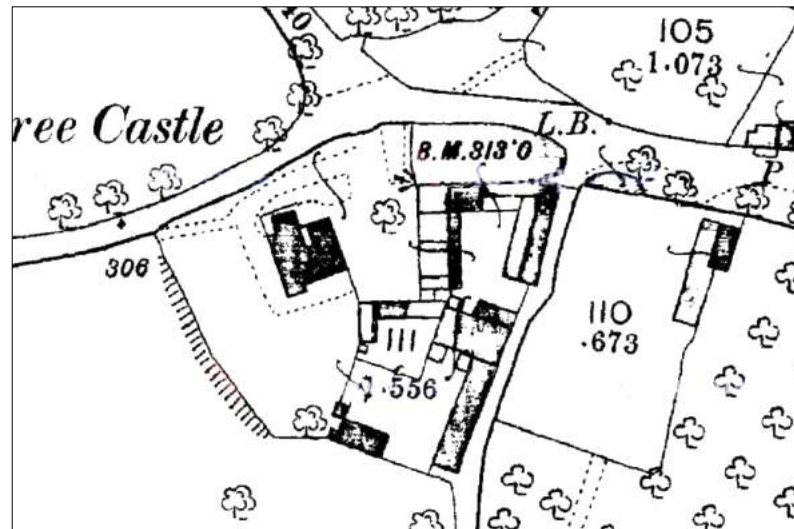


Figure 24 Extract from 1888, 1:2,500 O.S. map.

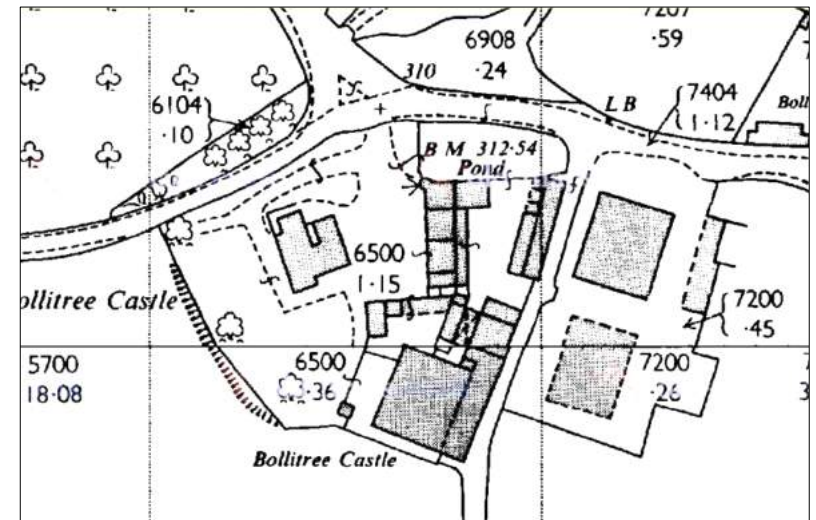


Figure 25 Extract from 1970, 1:2,500 O.S. map.



Figure 26 Link; north elevation.

BOILTREE CASTLE.

- 6.18 The removal of this projection opened up this side of the house, but the rear of link is now obscured by a modern extension, crenulated, & faced in stone presumably reused from the demolished range.
- 6.19 The rear elevation of the western range has two blocked windows which relate to the half-landings of the stair. There is no visible evidence of disruption around them, suggesting that they are part of the original design of the western range, & were intended to illuminate the two half-landings.



Figure 27 Western range, east elevation; blocked stair windows highlighted red.

BOILTREE CASTLE.

6.20 The lower of these two blocked windows is cut across by the roof of the link, indicating that the roof, in its present form, post-dates the western range. However, the presence of an early-18th century door adjacent to this blocked window, providing access from the half-landing into the link, suggests that there was a first-floor link, albeit in a slightly different form.



Figure 28 First half-landing of the stair, showing early-18th century, & apparently undisturbed door into link, adjacent to the blocked stair window (approximately where the picture hangs).

GROUND FLOOR.

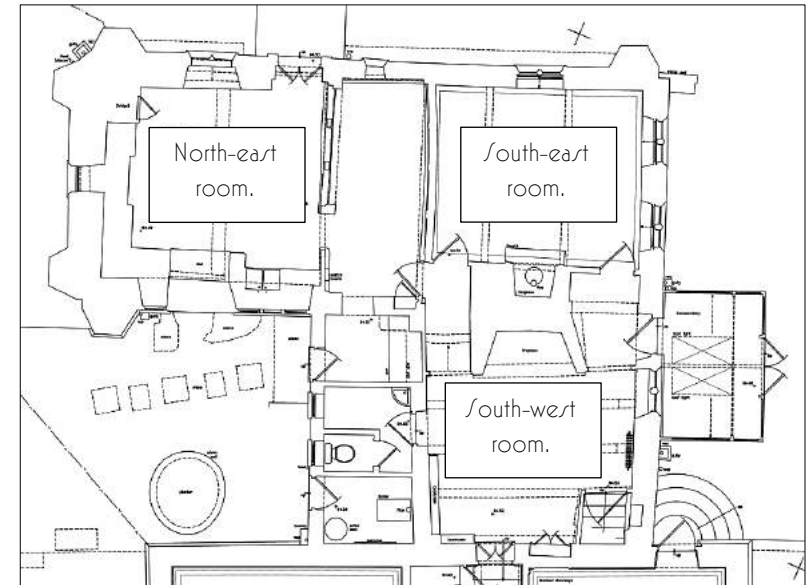


Figure 29 Ground-floor plan of east range & link.

6.21 The north-east room comprises the current kitchen, & generally has few historic features; however at its southern end is an area of timber-framing (some of that referred to in the list description), which would appear to date to an earlier, possibly 17th-century vernacular building, which, much extended, formed the kernel of the modern house. As this timber framing extends into the room above the kitchen, it is likely that there is more around the kitchen itself, concealed behind the present finishes.

BOILTREE CASTLE.



Figure 30 Timber framing at the southern end of the north-east room/kitchen.

- 6.22 Within the east range, there is one room that is fully panelled with bolecion-moulded, raised-&-fielded panels, with a two-panel door & a limestone, bolecion-moulded fireplace.
- 6.23 Tradition suggests that this room may be reused from elsewhere; however there is little sign of the panelling having been adapted to fit the available space, which would suggest that it was more probably made for its current location. Bolecion moulded panelling was fashionable from the Restoration into the very early years of the 18th-century as an

alternative to plain raised-&-fielded, which remained popular into the mid-18th century.

- 6.24 Consequently, this room could either be slightly earlier in date than the western range (which has entirely raised-&-fielded panelling); although it could also be contemporary, albeit slightly old-fashioned. The particular detail of a two-panelled door with a short length of dado rail between them does match the inside faces of the ground-floor doors in the west range.



Figure 31 South-east room, facing north-west.

BOILTREE CASTLE.



Figure 32 South-east room, facing south-east.

- 6.25 The south-west room lies within the linking range, & is the only interior in the house with any gothic detailing. This takes the form of three timber, ogee-headed arches; one on either side of the fireplace, & one over the door to the cellar steps.
- 6.26 To either side of the fireplace is a lobby, with a door at the far end of each leading to the south-east room. The northern lobby also leads to the north-east room/kitchen; the southern lobby leads to a formerly external door, which now leads into a modern conservatory.



Figure 33 East side of the north-west room.

- 6.27 The southern lobby also contained a three-centred arch beyond the ogee arch. This had a raised-&-fielded panelled intrados, originally with three panels, although two have been lost/infilled; this arch rests on a pair of simple pilasters. The form & panelled intrados of this arch would suggest an earlier-18th century date, probably prior to the gothic phase, possibly even contemporary with the south-east room. It would also suggest that this entrance was of comparatively high status, & no mere service entrance.
- 6.28 The fireplace itself does not appear to survive in its 18th-century form. The jambs appear historic, although there is clear modern disruption symmetrically to the upper edge of each, & the bressumer does not appear to follow any characteristic historic form.

BOILTREE CASTLE.



Figure 34 Southern lobby.



Figure 35 Detail of arch in southern lobby.



Figure 36 South-west room; detail of fireplace.

BOILTREE CASTLE.

FIRST FLOOR.

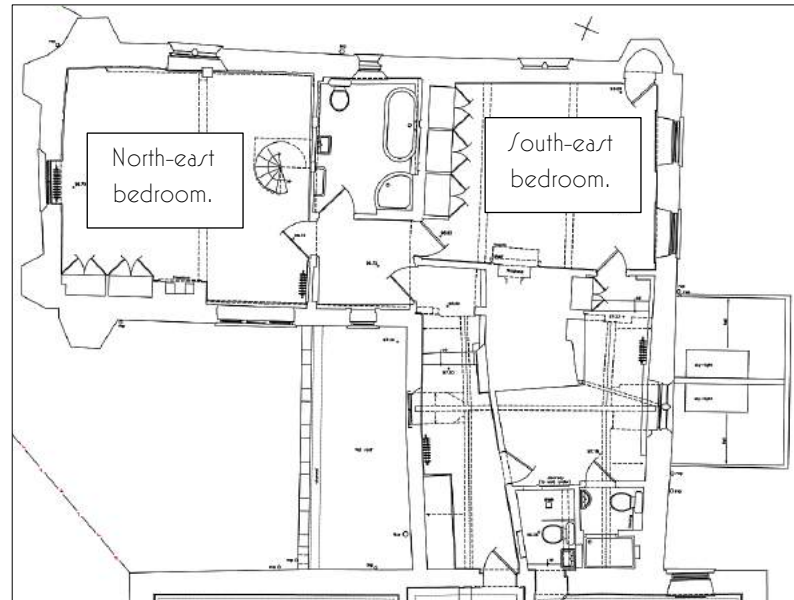


Figure 37 First-floor plan of east range & link.

6.29 Within the north-east bedroom, & the adjacent bathroom, extensive areas of timber-framing are exposed; within the bedroom a post runs directly across a window, reinforcing the sense of the gothic elevations being a veneer that was applied to an earlier, vernacular building, & that the veneer was designed entirely for aesthetic purposes, to the extent of conflicting with the earlier structure.



Figure 38 North-east bedroom, facing south-east.

- 6.30 It is unclear whether this frame extends further south than the bathroom, as no framing is currently exposed at either level in the south-east corner; nonetheless the construction of the roof structure appears consistent across both, potentially suggesting that there may have been framing at this end that is either concealed or lost.
- 6.31 Within the south-east bedroom there is an early-18th century style, two-panel door. However this leads to a cupboard formed by the turret of the gothic elevation, suggesting either that it was reused from elsewhere within the building, or was