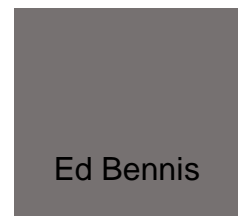
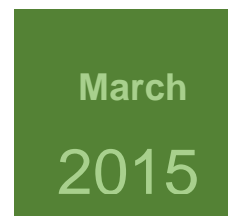
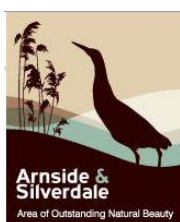


Arnside & Silverdale AONB Historic Designed Landscapes Phase 2: **The Hyning Research Report**



Amended September 2015



Prepared for the
**Arnsdale & Silverdale AONB Partnership
and Lancashire County Council**

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Special thanks to Sue Hunter of the AONB and Richard Camp of Lancashire County Council
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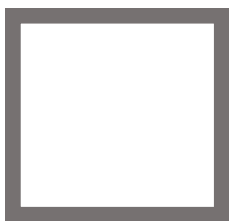


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Introduction

The Arnside & Silverdale Area of Outstanding Natural Beauty (AONB) Partnership has extended the Research Project on the Historic Designed Landscapes (HDL) within the whole of the Arnside & Silverdale AONB carried out in 2013 (Phase 1). Additional work builds on the published 'Arnside & Silverdale AONB Historic Designed Landscape Research Report (Bennis and Thurnhill, 2013) and contributes to the understanding, conservation, restoration, enhancement and management of the area's historic designed landscapes and will be available for use by partners, stakeholders and communities. The study extension (Phase 2) is being funded by Lancashire County Council (LCC) and Arnside & Silverdale AONB Partnership and consists of a Research Report and accompanying Care and Management Guidelines.

With the exception of Dallam Tower, none of the AONB's historic designed landscapes are listed on English Heritage's National Register of Parks and Gardens (<http://list.english-heritage.org.uk/>) and some have not even been recorded on a local authority list of heritage assets. Aside from a general dearth of knowledge on these site's history, features, condition, etc. there is no formal recognition of their significance or value; consideration of impacts of change or development on these assets would generally not be a material consideration. As such, the AONB's Historic Designed Landscapes - an irreplaceable heritage asset - are at risk of being lost.

The Bennis/Thurnhill report of 2013 identified and categorised 63 sites, in accordance with the established Lancashire Historic Designed Landscapes (HDL) methodology, within the AONB. A total of 28 forms were completed covering 63 sites. There are 11 sites in Level A (the highest level), 9 in Level B, and 7 in Level C; this includes the sites of group value. Within Level A, six sites are of exceptional interest and quality: Ashton, Bleasdale House, Hazelwood, The Hyning, Leighton Hall and Ridgeway Park. These sites compare favourably with those on the English Heritage National Register of Parks and Gardens.

Phase 2 Project Aims: Conserve and enhance AONB HDL assets

Project objectives

- Provide a resource for landowners and stakeholders to undertake informed conservation/restoration and ongoing management of the sites
- Provide an evidence base that can be used to determine the impact of future change, alteration, loss or development in terms of its impact on the historic designed landscape components
- Contribute to the continuing awareness raising and promotion of HDLs within the AONB and the contribution they make to the purposes of the AONB designation

Project description

Three sites were selected to be surveyed in detail. These have been chosen according to the following general criteria which may not be applicable to all sites:

- Importance and/or significance of a particular site based on the categorisation carried out in the initial study, factors include:
 - level of completeness
 - condition
 - period and quality of design
 - uniqueness to the area
 - horticultural quality
 - comparability
- Level of risk of loss they face. This is based on a number of factors:
 - property in multi-occupancy
 - changes in ownership
 - local Plan/land designation changes
 - planning applications for development or change of use within the site or on neighbouring land
 - evidence of neglect or poor management

Research methodology

The Historic Designed Landscapes Phase 1 will be used as the basis for this stage. Information is current to the date of the report; however, new information may be found at later dates. Work included:

- on site investigation (walk over survey) of current conditions, vegetation, hard materials and structures, land form, spatial form
- assessment of current and historical maps, documents, publications and archival material
- interviews with owners, managers and gardeners where possible
- liaison with AONB and Lancashire County Council

Outputs

– Research Report

To include research relating to the importance and/or significance of a particular site based on the categorisation carried out in the initial Phase 1 study

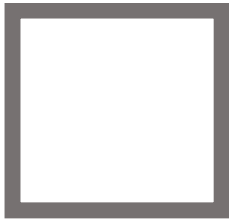
– Care and Management Guidelines

- guidance for owners/land managers in terms of managing the gardens in the future in light of change, threats and risks the sites face
- areas will relate to map based documents provided by LCC
- identification of distinct garden/parkland/woodland areas and recommendations for management of those areas
- management Guidelines will include a description of each area, identify issues for immediate concern and recommended actions
- longer term strategies for the gardens as a whole as well as distinct areas will be produced

The Hyning/aka The Monastery of Our Lady of Hyning

The site has been identified as one of six sites within the AONB considered to be of national /international importance and equates to the quality of sites on Historic England's National Register of Parks and Gardens. The house is early 18th C with contemporary surrounding parkland, although under different ownership. There are remarkable and rare gardens by the landscape architect Ralph Hancock. Hancock designed the roof gardens for the

Rockefeller Center in New York (a United States Landmark Site), and the Derry and Toms roof garden in London, now called The Roof Gardens. The Hyning was the last garden that he designed in 1950 prior to his death in the same year.



The Hyning

Identification:

Site Name:

The Hyning: aka The Monastery of our Lady of Hyning; St. Bernard's Priory

01524 732 684 www.bernardine.org

District Authority:

Lancaster City Council 0845 053 0000

National Grid Reference:

SD 50687 73343

Latitude: 54.153522 Longitude: -2.756637

QR Code



Postal Address:

Warton
Carnforth
LA5 9SE

Extent:



Ownership & Occupancy:

Bernadine Cistercians of Esquermes

Planning:

There are no planning applications at the time of writing.

Historic Interest:

The Hying (the Hall is Grade II) sits within an 18th C landscape which according to the Owners of Land of 1872-3, the estate belonged to the Boldens of Hying and comprised of 246 acres (Mourholme p.18). John Bolden had purchased the estate from William Sanderson in 1809 (Mourhome p.11). It is thought that the house was remodelled around 1800, shortly before its sale to Bolden.

There is no clear evidence of a purposefully designed garden or landscape in this early period. However, there is evidence that there was a scarcity of woodland for timber and coppice in this period and Bolden had been active, along with other landowners, in tree planting: 'in 1840 timber in a plantation at Hying only 23 years old was sold' (Mourholme p.57).

Robert Peel, believes that his father Lord Peel purchased the estate around 1937 when he became chair of Williamsons Linoleum in Lancaster. It appears that the garden improvements were contemporary to the building extensions when Lord Peel extended the house adding a new wing to the left side and incorporated wood panelling that he had brought from an earlier house in London. His parents married in 1946 and he believes this prompted his father to commission Ralph Hancock to design new gardens to the rear and the left side of the House.

The estate office was in Yealand Conyers, however on the death of Lord Peel and the sale of the house it is not known what happened to the estate records. The Hying was sold on the death of Lord Peel and went through several hands prior to being purchased by the Bernadine Cistercians of Esquermes in 1974 as a religious establishment.

The following notes have been provided by Ruth Thurnhill:

The word 'heyning' is quoted from Berill in John Fletcher, *Gardens of Earthly Delight The History of Deer Parks*, 2011.

Berill refers to the practice of winter heyning, whereby winter domestic livestock were removed from parks (Leighton Park) and forests during hard weather. It was also standard practice to remove domestic animals (cattle) from deer parks during the 'fence' month. This was the two weeks either side of midsummer day when the Fallow deer were giving birth. Bucks may also have been removed and not returned until the young were stronger. It has also been suggested that cattle were removed during the autumn rut.

The 'Heyning' was a sheltered area. The Hying was the area to the east of Hying Road, and sheltered from the north westerly Atlantic winds by the ridge of, the now named Summer House Hill, and Warton Crag, and closely associated with the medieval deer park at Leighton Hall. To the north of the Hying is Yealand Conyers. The word 'cony' was the old word for 'rabbit' and this suggests that the site was

a former rabbit warren; warrens were closely associated with deer parks. The 'warrenor' was a person of some status. 1246 Leighton and Yealand Conyers were in one ownership. In the fourteenth century Leighton passed to the Crofts of Dalton. The ownership of the Hyning is not clear at this point but the association with the deer park may have continued.

In 1717 the owner occupier of Leighton Hall was a Catholic Jacobite Albert Hodgson, who was captured at the Jacobite uprising at the Battle of Preston 1715. His lands were confiscated to the crown, his house burned by government troops, land plundered and deer escaped. The estate was sold by auction and bought by the Preston lawyer and gardener Mr. Winckley, who gave the estate back to Hodgson on his release from prison. Hodgson's daughter, Mary married George Townley younger son of Charles Townley of Townley Hall. The Yates Map of 1786 shows his estate. Townley rebuilt the house in the Palladian style and restored the deer park as a landscape park. The Yates map does not show details and the Hyning is not named. Whether the practice of 'winter hyning' continued in the eighteenth century is not known. The Hyning would have buildings associated with it such as a keepers' cottage, and a hay barn for stocks of hay and 'browse'. There may have been a deer house for housing calves through their first winter. The medieval buildings would have been of wattle and daub with thatched roofs. Grazing by deer produces a 'laund' which results in wonderful parkland turf.

The Designer Ralph Hancock:

The focus of this report is on the gardens developed by Lord Peel and Ralph Hancock in the late 1940s. These gardens are extremely rare in terms of survival by an unpublicised landscape architect of the first half of the 20th c. Hancock is recognised in the United States for his design of three roof gardens in Rockefeller Center, New York. These gardens have obtained Landmark Status and Hancock is written up in *Pioneers of American Landscape Design*, 2000. The Kensington Roof Garden is on the Historic England's Register of Historic Parks and Gardens.

After a short career in the USA, Hancock returned to the UK and won four gold medals at Chelsea (1936-39). In 1938 he published *When I Make a Garden* with a second edition in 1950 the year of his death. The gardens at The Hyning were designed by Ralph Hancock but were constructed by his son, Bramley Hancock after his father's death.

The following is from:

http://en.wikipedia.org/wiki/Ralph_Hancock_%28landscape_gardener%29

Hancock, born in Cardiff (1893), built gardens in the UK in the 1920s, 30s and 40s and in the United States in the 1930s. A few are well known – the roof gardens at Derry and Toms in London and the Rockefeller Center in New York, the garden at Twyn-yr-Hydd House in Margam and the rock and water garden he built for Princess Victoria at Coppins, Iwer. (Wikipedia). On 31 May 1930, Hancock set sail for New York. To promote his work in the US, he published an illustrated booklet titled *English Gardens in America* in which he described himself as being 'Landscape Gardener to HRH the Princess Victoria of England'. The promotional booklet must have worked as Hancock went on to design an exhibition garden at Erie Station in New Jersey. He also staged exhibits at the Massachusetts Horticulture Show where he won several awards, including in 1933 the Presidents Cup. He was also one of the designers of the Lydia Duff Gray Hubbard garden in New Jersey which now forms part of the Garden Club of America Collection. But it was between 1933 and 1935 that Ralph

was to embark on one of his most ambitious projects, the construction of spectacular gardens at the Rockefeller Center in New York. For 75 years, formal gardens have bloomed on the roofs of the British Empire Building and Maison Française. Hancock's "Gardens of the Nations" emulated the cultural styles of gardens from Holland, France, Italy, and England, where each garden had its very own hostess dressed in themed costume. 3,000 tons of earth, 500 tons of bricks, 20,000 bulbs, 100 tons of natural stone, 2,000 trees and shrubs were delivered by the service elevator or man hauled using a block and tackle up the side of the eleven floors of the building. The garden also required 96,000 gallons of water which was lifted by an electric pump.

The Gardens:

Description of the Gardens:

There are only a few elements which are likely to be from an earlier landscape: the forecourt and circular drive, the Ha-Ha wall separating the forecourt from the adjoining fields, and a Ha-Ha wall to the southwest side of the hall separating the forecourt from a field. Some trees that form the shelter belts around the hall will predate the Hancock gardens. Certainly the large *Fagus* (Beech) tree at the entrance predates all other trees on the site and is classified as an ancient tree.

The Hancock gardens can be divided into four primary components: the axial grass walk and a raised walk leading to the rose garden; an informal rockery area with ponds and rills; the Lady Peel walled garden; and the former recreation area.

Terraces and the axial grass walk are the largest and most dominant areas of the garden. Detached from the main hall, these runs parallel to the rear of the hall, beyond the more functional aspects including outbuildings, converted barn, greenhouses, orchard, and vegetable garden. It is a series of linear spaces approached from several points. The lawn is bordered by a low stone wall to the hall side. Above the wall is a terrace with a planting of mature Japanese Maples and a sinuous path running parallel to the wall. Approximately half way along the space is a formal dual circular set of stone steps with a central planter. A stone seat sits within a semi-circular paved area on an axis with the steps.

On the other side of the grass walk is an informal planting of azaleas and rhododendrons on a soil mound. The soil was imported by Lord Peel and is a rare feature of ericaceous planting in the AONB. There is an informal grass area to the far side of the mounds which is bordered by a narrow woodland belt.

At the end of the grass walk (leading to the rose garden) is a low stone wall with two Japanese Maples acting as entrance features. This leads in to a smaller defined geometric space with two formally placed urns and plantings of azaleas. Beyond this is the former iris garden and an impressive ornamental well-head, possibly Italian and from the Renaissance. Groves have formed along the top edges from hauling up buckets of water. Still on the axis, the next space is the formal rose garden. There is clear evidence of the walk system in stone paths, either exposed or grown over with grass. There are deep borders, possibly for herbaceous plants with a remnant *Ilex* (holly) hedge enclosing the space. There are four wrought iron entrance gates reinforcing the formality of the area.

The former recreation area is found when leaving the old rose garden and turning right (towards the hall). There is a large grass area that is the site of a former tennis court. Adjacent to that is a small classical building with a central pediment and

columns that would have been the pool house. The pool has been filled-in and is covered by the building in front of the pool house. Beyond the tennis court and rose garden is a small cemetery.

Rockery and ponds are found in the opposite direction of the axial grass walk from the rose garden. There is an informal lawn area between the rockery and grass walk that has been informally planted mostly with *Betula* (Birch). There is a rockery; separated by a small grass walk there is larger rockery with several ponds and rills. This has seen recent clearance and it appears that this was a fairly substantial rock and water feature. The source for the water is not clear but the feature seems to extend to the limits of the property into the narrow woodland belt.

The Lady Peel walled garden is completely separate from the rest of the garden and with a totally different character. It is to the north side of the entrance forecourt; it is rectangular and enclosed by a tall wall in Cotswold stone. There are entrances on all four sides but the main entrance would have been from the front courtyard through a gate, then through a small covered wrought iron arch. Directly ahead is a walk, now grass, with a circular pond (currently a flower bed) and then a moon gate which is a feature typically found in Hancock's gardens. There are two semi-circular seating areas to the corners, only one has retained the bench.

Analysis of the Gardens:

Condition: The gardens are in various levels of repair. The scale is larger than the current owners are able to cope with, despite valiant efforts. There has been recent selective clearing of the area around the rockery and some new planting. This has exposed a substantial feature, far larger and more impressive than when first viewed. In addition, the water courses and ponds are substantial but all in need of renovation. There is no running water at present.

The large grass walk is generally well maintained with work needed on the stone walls and steps. The walk of Japanese Maples appears in good condition and is very impressive; however, the maturity of the maples means that the interspersed cherry trees are in poor condition. The smaller gardens to the end of the grass walk have seen some recent planting, principally of azaleas. While the rose garden needs the largest amount of work along with the surrounding *Ilex* hedges, it would appear that this is a project that is simply too large for current resources. However, the form and some of the hard detail has been retained.

The old tennis court area is laid to grass, it may have been a clay court originally but this would require investigation. The pool house is in poor condition.

The most distinctive garden area, and a Hancock signature piece, is the Lady Peel garden. Most of the planting has disappeared and the paths are now grass but the form and fabric are very clear, although sections of the walls need pointing.

Planting: Much of the detail planting has disappeared. Certainly there is no evidence of planting in the rose garden beyond the surrounding hedge which is in poor condition. Similarly, the planting has been lost in the Lady Peel garden.

Despite the loss of detail planting, the structural planting that encloses the site, as well as giving outward views is still strong. The lower canopy is mixed in terms of ornamental and invasive species, but there are some interesting and mature trees. Of particular note is the *Castanea dentata*, the American chestnut, which was

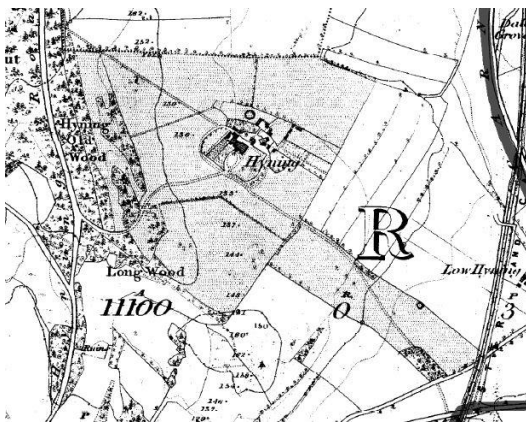
introduced to the UK c.1800. It is an excellent mature example of a tree that has nearly vanished from its native habitat due to chestnut blight. The Beech at the main entrance to the forecourt is again an exceptional specimen and is classified as an ancient tree.

Two groups of planting stand out. The avenue of Japanese Maples overlooking the lawn has been previously mentioned. The other exceptional grouping are the island mound plantings of azaleas and rhododendrons, which despite being in a limestone region are thriving. Robert Peel recalled an aunt commenting that she could not understand why his father, Lord Peel, brought in hundreds of tons of soil to grow them. Robert is convinced that his father had a major hand in developing the gardens along with the Hancock design.

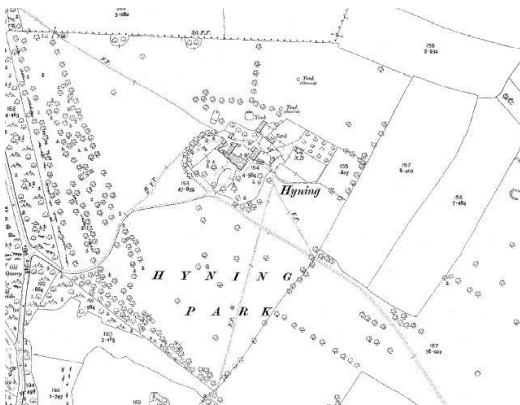
Materials: It is interesting that the Lady Peel garden has walls constructed of Cotswold stone, rather than the local limestone. Hancock was known to import Yorkstone and architectural salvage elements from England for the roof gardens of Rockefeller Center. Similarly, stone was imported from Pennsylvania, as well as plants, for his projects in the UK. Paths, where found, seem to be of Yorkstone. There are some rustic steps in the local limestone.

Hancock had developed his own forge in Surrey for producing wrought iron work. There are several gates, principally in the rose garden and the Lady Peel garden which are probably from his own company.

Maps:



Map 1: © LCC 1st Ed. OS. The estate in the mid-19th century is defined by the shaded area.



Map2: © LCC 2nd Ed. OS 1913. What appears to be orchard, NE of the hall, is the future rose garden and grass terraces.

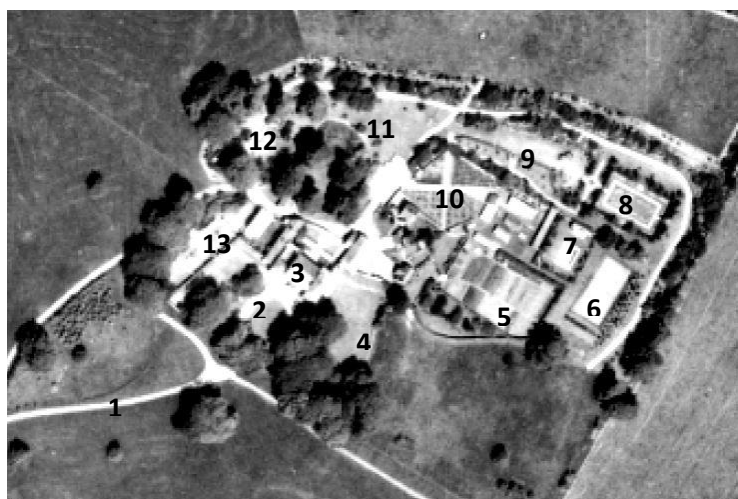


Map3: © LCC 1:25000 OS 1950-61

There is no indication of the Hancock garden.

Note: the garden is indicated on the current OS map under extent, p.5

Air Photo:



© LCC air photo 1960s

- 1: Entrance Drive
- 2: Forecourt
- 3: Main Hall
- 4: Ha-Ha wall
- 5: Kitchen Garden
- 6: Tennis Court (former)
- 7: Pool House and site of pool
- 8: Rose Garden
- 9: Grass terrace and Japanese Maples
- 10: Unknown, possible kitchen garden
- 11: Pleasure grounds
- 12: Rockery
- 13: Lady Peel Garden

Photos:



Photo 1 & 2: Forecourt and front façade of The Hyning. The forecourt retains the same form as found in the earliest maps. Lord Peel added the right and left wings to the earlier house. The more modern addition, far left, is accommodation for the nuns. The large *Fagus sylvatica* can be seen framing Photo 1. There is some shrub planting and a hedge to the left that separates the forecourt from the Lady Peel Garden. Photo 2 shows the *Fagus* at the entrance, classified as an ancient tree. It has a circumference of 7.8m, and a diameter of 2.5m. There was another *Fagus* on the opposite side of the entrance drive which has been replaced.



Photo 3 & 4: The gardens are still in productive use producing vegetables. Some of the green houses are heated for early crops.



Photo 5: Left, orchards have been renewed with new fruit trees and soft fruits being planted nearby.



Photo 6 & 7: One of several entrances to the Japanese Maple terrace and the lawn area leading to the rose garden. Photo 7 shows the mature maples and the Yorkstone path. To the right is a limestone wall that separates it from the orchard.



Photo 8 & 9: The long lawn acts as an axis through the lower garden leading to the rose garden directly ahead, and behind to the rockery. There are soil mounds planted with azaleas and rhododendrons on the left of photo 8. Approximately half way along the wall is a dual set of semi-circular steps. There is a seating area above this, along the Japanese Maple walk.



Photo 10 & 11: The last two garden areas prior to reaching the rose garden. Photo 11 shows the well head in the former Iris garden.



Phot 12 & 13: The rose garden has clearly defined paths, partly exposed. There are four wrought iron gates for access and are likely to have been supplied by Hancock's own works. The Ilex hedge that surrounds the garden is in poor condition.



Photo 14 & 15: Site of the former tennis court and the pool house.



Photo 16 & 17: View from the rockery area, through the pleasure ground and onto the formal garden area. The right photo shows part of the rockery area which has had some clearing and replanting. Rockeries were a typical feature found in Hancock gardens.



Photo 18 – 21: The Lady Peel Garden has four entrances, top left shows the main entrance from the forecourt area to the front of the hall. There are two seating areas in the corners. The Moon gate, a favourite feature of Hancock, aligns with the main entrance. There is no indication of a feature that it would focus on.

Features of Significance:

Every garden needs to be considered as a whole, as well its component parts. Despite the loss or degradation of some components, a garden can retain its integrity. The Hyning is a rare example of an 18th century gentleman's estate with an overlaid garden from 1950. The identified features that follow are essentially a short list of the most distinctive character forming items. They have been listed in three categories which will be found in further detail in the Care & Management document for the garden.

Spatial Form: This is often the most difficult aspect of a garden to understand. The garden is formed by both separate and inter-connecting spaces.

- Open parkland and setting of the house within the landscape
- Entrance forecourt
- Controlled form of the Lady Peel garden through the use of walls
- Visual links and connections through the Lady Peel garden
- Series of linking spaces through the rockery and onto the large lawn

- Visual linking of rockery through the large lawn
- Enclosing elements of the structure planting
- Linear spatial form of the upper and lower terraces
- The featured concluding spaces at the end of the lawn axis
- Intimate yet formal spaces in the former Iris garden
- Scale and relationship of the rose garden to the lower lawn axis
- Openness of the tennis court

Planting: Vegetation provides a different atmosphere to sections of the garden, gives scale and control to the spatial form.

- Contrasting use of productive areas to ornamental areas
- Some rare and mature species such as the American Chestnut; mature shrub and tree specimens around the rockery
- Fagus at the entrance to the forecourt classified as an ancient tree
- Large scale planting of ericaceous plants: rhododendrons, azaleas and camellias
- Ilex hedge to the rose garden
- Mature Japanese maples to the upper terrace and entrance to the Iris garden area
- Mixed tree and shrub plantings for the shelter belt

Structures: These need to be understood as more than simply buildings, walls, steps, etc. Structures also include land forms and structural planting.

- Ha-Ha wall and iron work to front of forecourt
- Ha-Ha wall to the SW side of the forecourt
- Cotswold stone walls to the Lady Peel Garden
- Paths, edging, seating areas and central feature in the Lady Peel Garden
- Wrought iron work in the Lady Peel Garden, the rose garden and service areas to rear of the monastery
- Rock, pond and water works to the rockery area
- Soil mounds on the lower terrace for ericaceous planting
- Stone walls and steps along the lower grass terrace
- Stone path and seating area to the Japanese maple terrace
- Low walls and decorative ornaments including plinths, steps, well head in and adjacent to the former Iris garden
- Stone walks within the rose garden
- Former pool house, pool and tennis court

Historic Relevance:

The Hancock gardens are a rare post-war feature that was built during a time of rationing and restrictions on building materials. The Hynning has one of the very few gardens that have survived, virtually intact although in various levels of repair. There are some exemplary features that reflect the period as well as Hancock's

work, particularly the Lady Peel Garden, the rockery and water courses, as well as the formal garden area including the magnificent Japanese maple walk. There are additional specimen plants including the American Chestnut and the beech tree at the entrance. The use of azaleas and rhododendrons is almost entirely unique within the AONB. A more detailed investigation is likely to reveal further rare examples.

This is not only a rare garden of the period within the Northwest, but one that is important nationally.

Threats of Loss:

As in many gardens, loss is slow and often imperceptible. Some areas, mainly the productive areas for vegetables and fruit are well managed. However, despite valiant efforts by the nuns, much of the gardens need major restorative work before serious loss occurs.

Referencing Sources:

Note: there are very few published sources for this or other sites within the AONB. Research is principally primary research going to original sources where available, interviews, and onsite investigation.

Books:

Warton 1800-1850, Mourholme Local History Society Book, private publication, 2005

Hancock, R *When I Make a Garden* G T Foulis & Co Ltd, London ND (1936)

Hancock, R *When I Make a Garden* Garnett, London 1950

Websites:

<http://www.ralphhancock.com>

http://en.wikipedia.org/wiki/Ralph_Hancock_%28landscape_gardener%29

Maps:

OS Maps 1st 2nd 1950-60s, and current: Lancashire County Council

Photos:

1960s air photo: Lancashire County Council

Interviews:

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