



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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www.yorkshiregardenstrust.org.uk

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Trustee

Conservation and Planning

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16th August 2022

Dear Sir/Madam

**22/04805/FU Rear elevation flat roof dormer including roof lights to the front elevation.
32 Norwood Avenue Menston Ilkley**

Thank you for consulting The Gardens Trust. The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on the Register – High Royds Hospital, Grade II Listed Building, HE ref 1240191; and set within the grounds of High Royds Hospital, Grade II Registered Park and Garden, HE ref 1001469. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

High Royds Hospital was built as a mental hospital by West Riding County Council, and it was opened in 1888. It had been designed by the County Surveyor, Vickers Edwards. Edwards adopted an "echelon" layout for the wards – only the second such building in England. Constructed around the centre of its 100ha site the Hospital enjoyed a generous boundary of fields and trees.

The hospital closed in 2003 and it has been progressively converted to residential use since 2007 to the present day. The site now consists of a carefully managed mix of original hospital buildings, now converted to residential use, and groups of new dwellings. This application concerns one such house within a street of new dwellings. The south front of No 32 faces onto the street, and the north front looks out over remaining open parkland. As the proposed work affects both the south and the north sides of the house both settings are affected.

The north facing dormer, both by its detail design and its massing, adversely changes the appearance and proportions of the existing house as it addresses the registered parkland. The south facing rooflights have not been carefully considered and they adversely affect the street frontage. We note that no Heritage Statement nor a Design Statement have been submitted leaving us concerned that the heritage of this sensitive location has not been considered.

We object to this application.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Chris Mayes, Landscape Architect North of England, Historic England
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