



YORKSHIRE GARDENS TRUST

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12th January 2023

Dear Sir/Madam

**22/07610/FU Block 22 Former High Royds Hospital Site Menston LS29 6GW
Change of use of storage building to form six new dwellings; Associated alterations including new windows, doors and roof lights.**

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 (now known as Chevin Park). 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 all set within the listed park. This application concerns the proposed change of use of Block 22, described by the applicant as a former storage facility. However, we are surprised to note that the existing building contains groups of WCs, several fireplaces and appears to have had high ceilings with elaborate cornices and stucco wall decoration (see photo in "Extent of works to listed building" p5) – all unlikely features of a storage facility. These anomalies lead us to be unsure that the history of the building has been adequately considered and/or reported – and we worry that the design proposals might fail to address historical issues.

We support, in principle, the conversion of this otherwise redundant building to residential use. However, we note that this building sits in close proximity to other buildings which are themselves the subject of almost coincident planning applications (Block 6 app.ref.22/06247/FU and Block XL app ref 22/07612/FU). We have already expressed our objections to the lack of clarity, and/or design development, with regard to the associated external works of Block 6 and Block XL.

Therefore, we object to this application on the grounds of insufficient design development for external works – and we would alert the Conservation Officer to ensure that the significance of the historic features of the building are being appropriately addressed.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Historic England e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust