



YORKSHIRE GARDENS TRUST

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31st December 2022

Dear Sir/Madam

22/07612/FU, Change of use and alterations to convert XL Block to form four residential unit flats with new first floor level to form habitable rooms; raised platform with handrail to rear, Chevin Park, Bradford Road, Guiseley, Leeds, LS29 2PU.

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 registered park. This application concerns the proposed change of use of a former storage outbuilding, XL Block, to form four new dwellings plus associated minor external works.

We do not object to this proposal in principle, but we are concerned by the lack of detail presented regarding any proposed external works. The residential development of the High Royds site relies heavily upon the quality of the "spaces between buildings". In this case it appears unclear as to what is proposed regarding any loss or addition to landscaping/planting immediately adjacent to the building. There is a small area of existing greenspace alongside units 3 and 4 but no garden/sitting out space for units 1 and 2 and in fact these units will look out on an expanse of tarmac and vehicles. All the units have three bedrooms so may become the homes for families where some garden would be an advantage. Because of our concern regarding landscaping/planting and external works we object to the application.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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