



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Mrs Susie Walton
Planning Services
Leeds City Council
Leeds

Val Hepworth
Trustee
Conservation and Planning

conservation@yorkshiregardenstrust.org.uk

planning@leeds.gov.uk
department.of.planning@leeds.gov.uk

15th November 2022

Dear Mrs Walton

22/06805/LI 22/06247/FU Change of use and alterations to block 6 (former mortuary) to form three residential units including new bike shed and bin store Former High Royds Hospital Site-Block 6 Bradford Road Menston

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 the hospital Mortuary, to form three dwellings, each with a garden and car parking.

We do not object to the applications in principle. But we do not support several aspects of the current detail design and we consider that the current applications are inadequate. For instance

- the three proposed private gardens are to have no boundaries – neither walls, nor fences (see Application Form)
- the proposed bin shed is to be located hard up against the windows of Dwelling 1 (see Proposed Site Plan)
- the roofscape of the Mortuary is to apparently lose several existing features including patent ventilators and chimney stacks, without justification (see Roof Plans)
- and the roof finish is to change to "grey slate" - currently it appears to be a "blue slate" (see Application Form)
- access to the rear garden of Dwelling 2

- the existing tarmac park to be repaired and made good. The Application Form for vehicle access and hard standing notes 'existing' tarmac, but 'proposed' 'none. In view of current climate conditions, we suggest that the parking surface should be permeable.
- etc.

We support the comments made by Leeds City Council Landscape Team, in so far as many details need yet to be developed and presented. In the meantime, we confirm that we object to these current applications.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Chris Mayes, Landscape Architect North of England, Historic England
e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust