



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

Ms Jenny Smith
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18th July 2019

Dear Ms Smith

Application: 19/02022/FUL Demolition of Banqueting Suite and outbuildings, erection of 36no residential apartments within 3 blocks (Blocks A, B and C) with associated parking, landscaping works and ancillary works, Kenwood Hall Hotel, Kenwood Road, Sheffield S7 1NQ

The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on Historic England's (HE) Register of Parks and Gardens (RPG). 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 their behalf in respect of such consultations. We are also asked to give advice on non-registered sites.

Unfortunately, the Gardens Trust (GT) does not seem to have been consulted on this planning application which if approved would seriously damage Sheffield's largest surviving private example, (as opposed to a public park), of the work of the nationally acclaimed designer Robert Marnock (1800-89). Marnock is often said to be the greatest landscape designer of his lifetime and first became noted for a series of Sheffield Commissions; Weston Park, the General Cemetery and the Sheffield Botanic Gardens. Much of his work was in a 'semi-natural' style, incorporating areas of flower bedding, often quite formal, within the general outlines of the informal landscape park. Marnock was commissioned by George Wolstenholme, a successful cutlery manufacturer, to design the garden at Kenwood and also the layout of the surrounding residential development carried out by Wolstenholme. The garden has been reduced in size by housing development around the edges in the 1920's and 1930's, and by extensions to the hotel in 1975 and the early 1980's. However, the core of the garden survives and the views from the house are largely intact. Additionally, Kenwood is important as the centre of the Sharrow estate, one of the earliest villa suburbs in this country and where Marnock provided designs for individual gardens. Because of Kenwood's significance it was included in Sheffield City Council's UDP Policy Background Paper No 4 1997 and is a non-designated heritage asset. The site is also part of the Nether Edge Conservation Area.

The GT and YGT have serious concerns about the negative impact of the proposed apartment blocks A, B and C and especially the area of the proposed apartment blocks B and C; part of Marnock's designed landscape which has never been developed apart from 20C garages/storage. Apartment blocks B and C sit much further forward of the principal elevation of Kenwood Hall and are likely to be visible from the Hall and the terrace and in our view their position and mass will not only have an impact on Kenwood Hall and its historically open area but also on the Nether Edge Conservation

Area. We consider that the design and massing of all the apartment blocks is contrary to the nature of the Conservation Area and will have a substantial negative impact. Similarly, the loss of mature trees will cause harm to the character of what is a fine 'green' Conservation Area.

The proposals would constitute further fragmentation of the historic designed landscape, after other parts, including the gatehouses, have already been sold off separately. As a result of these proposals it would be impossible to properly 'read' Kenwood as a designed landscape. The current layout retains the possibility to read the two approaches to the house; the terraces; the main lawn to the southwest; and the lake. From the documents it appears that there is limited understanding of the artistic and social interest of Kenwood and of its planting. The latter has been designed to create and block views and engender in the viewer, surprise, openness and seclusion as the landscape is experienced. Much of this would be lost if the current proposals are implemented.

The current proposal for the stable block would also cause damage as it would require the removal of one of Marnock's artificial mounds and levelling of an area that is on a natural slope. The mound gives privacy to the entrance to the house by screening the working area, but revealing the tower of this block as an interesting feature above it. Being surrounded as intended by vegetation on three sides, and an archway, it creates a separate area and intimacy in front of the house. This will be lost if the proposals for conversion and extension of the stable block are implemented.

We consider that this planning application is contrary to the requirements of the National Planning Policy Framework (NPPF Feb 2019) paragraphs 194, 196 and 197. And we also have concerns that this application does not address your authority's statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

In conclusion the Gardens Trust and the Yorkshire Gardens Trust wishes to register their strong objection to this application and asks the Council to refuse planning permission and to seek a more sympathetic solution.

Yours sincerely

Val Hepworth
Trustee and Chairman Conservation and Planning
cc. Neil Redfern, Historic England; Margie Hoffnung, the Gardens Trust