



YORKSHIRE GARDENS TRUST

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Dear Ms Stamp

24/01187/FUL Formerly PP-12966766 Demolition of outbuildings, erection of 3no dwellinghouses with associated parking, accessway and landscaping, Kenwood Hall Hotel, Kenwood Road, Sheffield, S7 1NQ

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to the proposed development affecting Kenwood Hall which although not on the Historic England (HE) Register of Parks & Gardens is included in Sheffield City Council's UDP Policy Background Paper No 4 1997 and is a non-designated heritage asset. 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 historic parks and gardens and is authorised by the GT to respond on GT's behalf in respect of such consultations.

The proposed development is in the core of the Nether Edge Conservation Area and Kenwood Character Area. An area where in 1844 the development of a leading Victorian estate landscape commenced by positioning the proprietor's own home, Kenwood, (designed by William Flockton) and garden, in this part of Sheffield by the 'most successful' of the 19th century landscape gardeners, Robert Marnock (1800-1889). Kenwood Hall is remarkable through the fact that the setting of the house, the framework of the garden, retains its essential characteristics.

The house was set on a prominent position within own grounds that were determined by a rim that throws the views across the near distance that is hidden from view, towards the far distance. This remarkable concept enabled the surrounding housing to be developed without affecting the privacy of the house and its grounds. The main views from the house are to south-southeast, and the level of the lawn was manipulated to create a sheltered bowl providing for activities and play, with planting disguising any artificial slopes.

This approach created a series of different experiences and varying views. Firstly, views on entering, with the sensation of the approach(es); secondly, views within the gardens, the flowerbeds and lake; and thirdly, views out from the house over the wider landscape. In addition, there was a circumferential walk through the grounds on the edge of the rim of the bowl, which sheltered the house, and provided views over the wider surroundings. Through this device, as then and now, the house has managed to retain its secluded position due to landform and strategic planting. The

gardens themselves were celebrated at the time with the *Gardeners' and Farmers' Journal* of 1849 lauding them as 'decidedly the best in the neighbourhood'.

The latest proposals envisage development within the grounds, within or on the rim that hitherto retained both views and privacy. We cannot agree with the Executive Summary Design and Access Statement '...three contemporary yet sympathetic buildings which both respect and enhance their siting in the landscape, sharing in the beautiful setting of Kenwood Hall'. The development with its expanses of glazing and balconies and with the inevitable domestic infrastructure facing out across the bowl of lawn, will look totally out of place and damage the heritage assets. The proposal constitutes a threat to the integrity of the gardens and, it is clear, that the new proposals will neither 'preserve' nor 'enhance' the area, as stated in the act. This means the proposal should be rejected as a matter of principle to preserve the core area and its rim (or edge).

To summarise; the current proposals provide:

- An incursion onto the historic core of the estate.
- Further visual intrusion into the setting of the house.
- Significant loss of strategic period woody planting.
- Loss of greenspace.
- In addition, the mass, bulk and detailing of the new housing proposed is incongruous with the general character of the grounds, and if these basic historic principles are not adhered to, new housing within the grounds will create a precedent for further development.

In our view this planning application is contrary to the requirements of the National Planning Policy Framework (NPPF December 2023) viz paragraphs 206, 208, 209. 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.

The Gardens Trust and Yorkshire Gardens Trust strongly objects to this planning application.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

cc. Historic England; the Gardens Trust