



YORKSHIRE GARDENS TRUST

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Mrs Val Hepworth
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20th June 2024

Dear Ms Murray

23/01552/LBCM Listed Building Consent for redevelopment of Owston Hall: Demolition of existing conservatory, new single storey side extension and internal alterations forming bar and dining area. Relocation of existing WC's/ Kitchen/ bar. New external patios including raised terrace over spa extension and internal alterations to spa. New spa entrance lobby to ground floor level. New sunken swimming pool patio and retaining wall. New single storey side extension forming increased internal swimming pool area, plant room and storage. Proposed three storey rear extension forming 23 additional hotel bedrooms. External hard and soft landscaping including new car park. Owston Hall Hotel, Owston Lane, Owston, Doncaster, South Yorkshire, DN5 0LP. RECONSULTATION

ALSO as above your notification: 23/01551/FULM RECONSULTATION

Thank you for the additional documents and reconsulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens. 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.

The historic designed landscape, Owston Park, is not on the Register but is designated as a Park or Garden of Local Historic Interest by the City of Doncaster Council. This response is from the YGT and follows our response of 22nd February 2024 which should be consulted for further information that will not be repeated here.

We consider that the massing of the buildings is a reasonable solution to the need for more accommodation and to develop a commercially viable scheme that secures the Grade II* Listed Owston Hall whilst addressing the setting of the Church of All Saints Listed Grade I immediately to the north-east. The estate is also within the Owston Conservation Area.

However, we do have concerns about the poor relationship between the buildings and the landscape which despite the existing damage to the Repton landscape could be improved. At the request of the management of Owston Hall and at the suggestion of Historic England, the YGT has put forward to the management suggestions of historic designed landscape specialist landscape architecture practices that could be consulted for additional advice.

In terms of the west elevation, we are pleased that the car parking has been removed which is a great improvement. However, the west elevation is disconnected, and most is cut off from the landscape and needs an overall treatment of formal terraces which link to each other but are separate and relate to each building block. We gave some explanation of the way Humphry Repton worked in our letter of 22nd February 2024.

The main entrance proposals now give a much better 'sense of arrival' at a significant historic house, but we think that the current design/ location of the entrance road makes the area seem rather 'pinched'. We wonder if the road and kerb could be moved a bit further away to give a more spacious and prestigious arrival.

We appreciate that the eastern car park seems in general to be the most suitable site for any proposed parking although it of course will have some impact on the setting of both the Hall and the Church. However, we are pleased that the revised scheme has taken account of the reciprocal views between the house/hotel's main entrance across to the Church although we advise that car parking on the grass verge should appear inaccessible and suggest that it is kerbed, and low flowering shrubs are planted. The planting between the disabled parking and the footpath should also make a pleasing contribution to the setting.

Looking at Drawing No: 3829/03/003, it is dated 06/23 and we are unsure of the current details for the car parking, but we advise that gravel in plastic cells to allow drainage will allow for the health of the tree roots and will look more sympathetic in this historic location with perhaps just the main road as tarmac.

We have noted the existing service yard for the hotel and also the commercial bin store for the hotel and spa and trust that the latter will be hidden by suitable fencing/wall. Similarly, any aircon or air source heat pump equipment will also be hidden.

In summary the Yorkshire Gardens Trust is pleased to see the changes to the proposals as we have noted, but concerns remain about the relationship of the buildings with the historic designed landscape which we think could be improved. As we noted in our letter of 22nd February 2024, this would add to the unique qualities of the hotel, spa and golf course(s) and make it an even more special destination that stands out from others, and while the harm of the proposals is less than substantial, we are not totally convinced that they meet the requirements of NPPF Section 16.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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REF: <https://www.yorkshiregardenstrust.org.uk/research/sites/owston-hall#info>