



YORKSHIRE GARDENS TRUST

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Dear Sir/Madam

Mrs Val Hepworth
Trustee
Conservation and Planning

22/02592/FUL Dormer roof extension and access ramp, Pavilion Rowntree Park Terry Avenue York

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site listed by Historic England (HE) on their Register of Parks and 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.

Rowntree Park was York's first municipal park. Laid out in 1919-21, it is a memorial to the Cocoa Works staff who fell and suffered during the First World War and was designed following proposals by Frederick Rowntree. Plants were provided by James Backhouse Nursery. It was presented to the City by Messrs Rowntree and Co and is Registered at grade II.

The park is a rectangular shaped site of c. 8.5ha and consists of a formal garden on an east/west axis, with hump- back bridge and dovecote. Other features include a rockery and defunct cascade, and a building with a tea- room. The gateway to Terry Avenue has relocated wrought iron gates of 1715 by Jean Tijou. The whole of the park is subject to flooding which takes a long time to drain away.

The Pavilion built c.1980 is near the boundary fence, facing the tennis courts and is adjacent to a large skate- board structure which dominates this section of the park. The building floods so the proposal is to use the upper portions which involves new windows and roof line to the west, facing into the park

On the 28th March 2022 we responded to **22/00220/FUL Dormer to front, access ramp to side and front, and container storage to rear in Rowntree Park, a Designated Park/Garden Pavilion, Rowntree Park Terry Avenue York**. This application was refused largely due to the storage container intruding into a flood area that would have been contrary to the City of York Strategic Flood Risk Assessment (2013).

On 9th October 2022 we responded to **22/01720/FUL Dormer roof extension, access ramp, and storage container to rear Pavilion Rowntree Park Terry Avenue York**. This was refused on 11th November 2022. The reasons being that the development sits within Flood Zone 3b), the functional

flood plain of the River Ouse and would introduce a mix of uses incompatible with its location contrary to the City of York Strategic Flood Risk Assessment (2013). And secondly the proposed development lies within the general extent of the York Green Belt and would give rise to harm to its openness, by virtue of a greater scale and visibility of the building over a large section of the Park, compared to existing.

We are unable to comment on the flood risk aspect in detail but understand that the reduction in flood storage area has been resolved by removing the container and a wall. On the harm to the openness of the Green Belt we consider that the dormer roof extension will do insignificant harm to the landscape. The building is surrounded by trees and the slightly raised roof and dormer will hardly be visible. In fact, the nearby skateboard park is much more intrusive.

We do not consider that this application will materially affect the registered park. It will be an asset for the tennis and canoe clubs and the health and well-being of those who use the facilities.

The Gardens Trust and Yorkshire Gardens Trust have no objection.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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