



YORKSHIRE GARDENS TRUST

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25th January 2023

Dear Ms Coverdale

NY/2022/0280/FUL Consultation on planning application for the purposes of the Erection of 2no. temporary single storey classroom units (165m² each) with associated works including external ramp, steps and landings, 8no wall mounted external lighting units, and temporary hard and soft landscaping. Formation of 22no. temporary car parking spaces with associated external works including timber knee rail fence to be placed on site for 3 years. on land at Welburn Hall School, Back Lane, Welburn, Kirkbymoorside, North Yorkshire, YO62 7HQ

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.

Welburn Hall School is a Special School catering for pupils aged 11-18 with a range of special educational needs and lies to the south-west of Kirkbymoorside alongside Hodge Beck as it flows into the river Dove. The site has an interesting history and pre-Reformation was a retreat for the monks of Rievaulx Abbey. The 17th-century Welburn Hall was sketched by Samuel Buck - <https://www.bl.uk/collection-items/welburn-hall> and features in his Yorkshire Sketchbook c. 1720, see Ref. 1 below. This view to the south shows topiary near the house with an avenue of deciduous trees running parallel to the building. We understand that part of Welburn Hall was pulled down in the late 19th century and the rest remodelled by the important York architect Walter Brierley, see Ref 2 below for The Builder 18 May 1901, but suffered damage by fire in 1931 and subsequently altered. It became a school in the 1950's.

The historic park and garden at Welburn Hall are not currently included on the Historic England Register of Parks and Gardens but nevertheless are of historic interest and make a significant and very pleasing contribution to the setting of the Hall (listed grade II) and a number of other listed buildings including the north-western lodge, stable block, garden pavilion and sundial. We have not visited the site and the YGT has not done any detailed archive research. However, the 19th century OS maps give some indication of the evolution of the site.

OS 6":1mile Yorkshire Sheet 90 surveyed 1853, published 1856 does not show trees alongside drives north and east of the Hall.

OS 25":1mile Yorkshire XC.6 surveyed 1891, published 1893 is the earlier building and does not show trees to the north or east of the Hall.

OS 25":1mile Yorkshire XC.6 revised 1910, published 1912 is the earliest OS map featuring the drive in its present position immediately north-west of the Hall flanked by conifers in what seems to be their current position forming an avenue. The landscape north/north-west of the Hall and the main drive is essentially the current layout presumably created with the remodelling by Brierley.

We understand from the Design and Access Statement at 3.1.1 that the heating system at the Hall dates from the 1950's and is in a very poor condition with pipes and ducts insulated by asbestos. It must be replaced which will require the Hall to be closed. As a result, temporary teaching accommodation is proposed to be located on the existing staff car park adjacent to the North- West Lodge. Temporary parking provision will be required to compensate for the loss of staff car parking, and 22 'No Dig' spaces using permeable grass grids on geotextile membrane on root protection system etc are proposed to be situated on the grassed edges of the principal drive/northern avenue to the Hall. It appears that the northern avenue was put in the late 19th century with the remodelling, see above. We do not know whether they are the original trees - the tree survey describes them as Category A Trees of high quality of significant conservation, historical or commemorative or other value.

We note the D & A at 3.1.3 Protection of Listed Buildings, Structures and Features: 'The temporary teaching accommodation would consist of two single storey modular units which will be hired and not purchased. It is anticipated that the modular units would be hired for 18 months and on completion of the works the modular units will be returned to the supplier and all temporary hard and soft landscaping and all temporary service, utility and drainage connections will be removed. The temporary car parking and fence including posts and foundations will be removed completely. A photographic condition survey of the existing landscaping and affected buildings will be carried out prior to any enabling works and prior to the delivery of the modular units and a copy will be forwarded to the local authority planning department. All surfaces will be returned to their original condition using like materials to the complete satisfaction of the local authority planning department.'

Although we note the careful measures for introducing the temporary car parking round the trees, and that the trees are well-spaced and appear clipped, we do have some concerns for tree health resulting from soil compaction and general wear and tear of the area. This should be monitored during the period of car parking and careful aeration of the soil and possibly some additional mycorrhizal fungi/fertiliser may be needed when the car parking provision is removed.

Although the proposals in this application will have some temporary harmful impact on the historic designed landscape and listed buildings, particularly the setting of the Hall and from its approach, and the south-western lodge, we trust that all these interventions will be reversed once the Hall has been repaired and the school can function as before. Every effort should be made to carefully restore the historic integrity, special character and significance of the setting of Welburn Hall and its designed grounds. These no doubt add to the aesthetic and historic quality of the experience for those who study and work there.

In which case the Gardens Trust and Yorkshire Gardens Trust have no objection to this planning application for a period of three years.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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

REFS:

1. Samuel Buck and his brother Nathaniel (fl.1724-1759) were prolific topographers, producing views of ruins and prospects of 'Cities, Sea-ports and Capital Towns' throughout England and Wales which they published between c.1720 and c.1750

The Yorkshire Sketchbook, now held in the [Lansdowne Manuscript](#) collection, was compiled during several tours of Yorkshire commissioned by John Warburton (1682-1759), a herald and antiquary who was producing a county history. The drawings and views are a useful historical record of the time.

A facsimile of the sketchbook was produced by Wakefield Historical Publications in 1979 and 'Welburn Hall The Seat of Gibson Esqr to the South' is featured on pp302-3.

2. The Builder 18 May 1901 notes that a timber-built manor house occupied the site of the 'new wing which up to the Reformation was used as a retreat for the monks of Rievaulx Abbey. In 1901 part of the old moat remained. The 'old wing' was built in 1609 for Sir Thomas Robinson who was Member of Parliament for Scarborough.