



# YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)

Ms Julie Haycock  
Team Leader Planning  
Planning and Regeneration  
Wakefield Council

Mrs Val Hepworth  
Trustee  
Conservation and Planning

[jhaycock@wakefield.gov.uk](mailto:jhaycock@wakefield.gov.uk)

[conservation@yorkshiregardenstrust.org.uk](mailto:conservation@yorkshiregardenstrust.org.uk)

9<sup>th</sup> August 2022

Dear Ms Haycock

**19/02294/LBC PLANNING APPLICATION REVISED PLANS Application for Listed Building Consent for works of restoration, conversion and development to the Mansion House, Stables and Coach House, Camellia House, curtilage and associated buildings within the Bretton Hall Estate and relates works of demolition, new construction, car parking infrastructure and landscaping for hotel, conferencing exhibition uses, offices, non-residential institutions and associated uses. Bretton Hall, Park Lane, Bretton.**  
**RECONSULTATION**

Thank you for again reconsulting The Gardens Trust 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. In this case Bretton Hall, Yorkshire Sculpture Park is registered grade II with the Hall listed grade II\*. 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.

This letter follows our earlier correspondence this year dated 1<sup>st</sup> April and 16<sup>th</sup> May 2022.

We have looked at the following documents:

1267-101\_Landscape Masterplan (Phase 1)\_RevT • M1 & M2 marquee positions labelled. • Car Park Provision table added.

20417\_P109\_Landscape Masterplan\_All phases (coloured)\_Rev J • Car Park Provision table added. • Base plan updated to latest layout. • Marquee location A1 added. • Blue key amended to say 'New Buildings'.

20417\_P116\_Site Wide Phasing Plan\_Rev J • Base plan updated to latest layout.

Scope of Works PMD3-01-0

Our comments below relate to the notation on our letters of 1<sup>st</sup> April and 16<sup>th</sup> May:

## **a. Camellia House:**

We noted in our letter 16<sup>th</sup> May: Windows and doors: following further survey, these are seen to be capable of restoration and works of repair have now been completed.

Pathways: We are pleased to see that both the All Phase and Phase 1 Landscape Masterplans have been updated to show the new curved footpath between the mansion house and camelia house.

**f. Trees to the south of the Mansion:**

We have not noted anything further to our comment:

There should be a survey of the trees, and a plan in advance, of which ones are to be retained and which should be relocated. We advise that the survey and plan should be done by your advisor, The Landscape Agency. Suitable areas for the relocated trees should also be identified in advance. This is not something to be left to the contractor 'on the day' to decide.

We understand from **16/01095/S7301 PLANNING APPLICATION Variation of condition 2 of approved application 16/016095/FUL dated 16<sup>th</sup> May 2017** that the Wakefield TPO officer also has concerns about trees in general across the site and has lodged a holding Arboricultural objection.

**g. Marquees**

We remain dismayed about the marquee in location A1. We have two concerns: the length of time that the marquee will be in place. Will the marquee be in situ virtually permanently or erected on an as and when needed basis? Secondly the colour. White will be at odds with this sensitive location. The outer shell needs to be more muted to try and blend in with the house.

Looking at the 20417\_P116\_ Site Wide Phasing Plan\_Rev J we presume that the Temporary Marquees M1, M2 are to become the site for permanent buildings/offices O and Q in a future phase following the demolition of the Victor Passmore building.

**h. Office locations**

We understand this, but our concerns remain that these buildings will be very evident from the New Hotel Guest Approach Drive 01.

We find that the Landscape Masterplans remain very general and pictorial. We have not seen anything detailing species or planting. It is important that the planting schemes relate well to all the buildings both historic and new build, the car parking, the access and other infrastructure. The detailed landscape proposals should form a fine interface between the Bretton Hall development and the wider designed landscape that incorporates the Yorkshire Sculpture Park. In addition to the views within the development, distant views – both to the development as well as from the development - are very important and should be carefully considered. We trust that there will be a landscape management plan at some point in this process.

Yours sincerely

Val Hepworth  
Trustee Conservation and Planning

cc, Chris Mayes, Landscape Architect North of England, Historic England  
[e-yorks@historicengland.org.uk](mailto:e-yorks@historicengland.org.uk); Conservation@ the Gardens Trust