



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

Vice-presidents: Lady Legard, Peter Goodchild, Nick Lane Fox

www.yorkshiregardenstrust.org.uk

Ms Julie Haycock
Team Leader Planning
Planning and Regeneration
Wakefield Council
dmsplanning@wakefield.gov.uk

Mrs Val Hepworth
Trustee
Conservation and Planning

jhaycock@wakefield.gov.uk

conservation@yorkshiregardenstrust.org.uk

9th August 2022

Dear Ms Haycock

16/01095/S7301 PLANNING APPLICATION Variation of condition 2 of approved application 16/016095/FUL dated 16th May 2017 (relating to approved application 12/01524/HYB dated 18th April 2013) (part detailed, part outline application for the re-development of former Bretton Hall campus. Detailed application: the conversion of the Mansion House to form a 120 bed hotel with ancillary restaurants, bar, spa, conference, wedding facilities and temporary marquee locations (C1) including erection of 3-storey extensions to the north and east wings and the partial demolition of later addition extensions to the Mansion and full demolition of Ezra Taylor, Alec Clegg, Victor Pasmore (including Music School and Dance Studio) buildings, Refectory, Student Services bungalow and hostel/ancillary buildings; conversion of the Camellia House to ancillary hotel use; conversion of the Stables, Coach House, Theatre, Gym, Library and link block to 7 office units (B1(a)) and/or non-residential institutions (D1); erection of two 2-3 storey office pavilions (B1(a)) and/or non-residential institutions (D1); and associated new access roads, car parking infrastructure and landscape works. Outline application: Erection of six 2 storey office pavilions (B1(a)) and/or non-residential institutions (D1)). Application to amend some of the detailed drawings to which the application and approval relates 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 1st April and 16th May 2022 for **19/02294/LBC** .

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 1st April and 16th May:

a. Camellia House:

We noted in our letter 16th 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 have noted that the Wakefield TPO officer also has concerns about trees in general across the site in his letter of 21st July. We concur with his comments and his holding of an 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; Conservation@ the Gardens Trust