



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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

www.yorkshiregardenstrust.org.uk

Mr Jonathan Smith
Planning and Development
Richmondshire District Council

Mrs Val Hepworth
Trustee
Conservation and Planning

Planning.Enquiries@richmondshire.gov.uk
jonathan.smith@richmondshire.gov.uk

conservation@yorkshiregardenstrust.org.uk

12th September 2022

Dear Mr Smith

**22/00406/FULL Full Planning Permission for Extension of Existing Dwelling within Walled Garden and Reinstatement of Original Openings in Existing Structure at Gardeners Cottage, Forcett Hall Road, Forcett, Richmond, North Yorkshire, DL11 7SB
And 22/00407/LBC
RECONSULTATION**

Thank you for reconsulting 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 at grade II.

We refer you to our letter of 25th July 2022. The additional information including easier to read plans posted early September has been very helpful for our understanding of the proposals.

The detailed Archaeological and Historical Landscape Survey for the Forcett Estate is an excellent and fascinating study and the Heritage Impact Assessment dated August 2022 with the accompanying photographs is helpful.

We are supportive in general of this proposal to reuse these important existing historic structures and we consider that the contemporary interpretation of historic glasshouses on the estate is a practical way to bring them into use. The detailing and quality of the scheme is important, and we note and support the comments of Historic England last March:

'We believe that the success of the scheme would depend largely on the detailing and quality of the finished scheme. External interventions in particular should be kept to the minimum, designed to preserve or enhance the integrity of the walled garden as a coherent entity of high evidential and historic significance. In addition, works impacting on the exceptionally preserved historic section of the C18 brick wall should be carefully considered to avoid unnecessary harm to the historic fabric.'

We have the following comments:

The opening of the infilling panels to the front elevation of the orangery/pavilion will be a positive intervention.

We have some concerns about the removal of the dilapidated glasshouse on the south-facing elevation of the north wall further east of the orangery/pavilion but as we have not been able to make a site visit, we have not been able to look at it. We note that it may be late 19th century and ask whether it is a Richardson of Darlington glasshouse? Richardson was a foremost glasshouse manufacturer from the second half of the 19th century providing glasshouses to a large number of aristocratic and wealthy clients including clients abroad. The ironmongery and internal structure should be checked, and the glasshouse should be fully photographed and recorded prior to any removal.

Three brick chimneys are proposed to be removed. These are; one of the double chimney stacks on the north side of the orangery/pavilion and two further chimney stacks for the bothies/heating of glasshouses against the north wall, between the pavilion and the dilapidated greenhouse. One double chimney stack on the north side of the orangery/pavilion is to be retained. We regret the proposed loss of the three chimney stacks as they are a part of the historic context of the walled garden. Could they be incorporated into the plans as part of a heating system? If, it is deemed appropriate to remove them then they should be recorded.

We note the new extension materials: lead flat roof – is this the narrow junction between the sloping roof glazing and the brick supporting/back wall? The windows and doors are to be aluminium and the structure will be supported on a low brick wall. However, we do not have any more details regarding the materials and their colour and how all this will tie in with the existing brickwork and the structure and colour for the orangery/pavilion. As noted by Historic England in our quote above, this needs to be carefully considered.

The Heritage Impact Assessment prepared by Solstice Heritage : 2.3.3 '...Scott and Newman (2022) has shown that the site of the proposed development has the potential to contain archaeological remains related to probable productive gardening of the 17th century, as well as the extant structures, and possible buried remains, which relate to the site's use for polite, productive gardening from the later 18th century onwards. The report sets out the significance of the known heritage assets and also establishes the impact of the development upon them. Regarding the built heritage the report recommends that a Level 2/3 historic building survey takes place prior to development. We support this recommendation which may shed further light on the development of the gardens over time. It may be useful for understanding any links with the Iron Age Oppidum of Stanwick and the links and interpretation of earthworks into the designed carriage drive at Forcett. We support the reports recommendation that archaeological monitoring takes place during the development in order that any remains are properly recorded and understood.

We strongly advise that your authority's Conservation Officer is involved with further detailing which we think is necessary and important for any planning approval.

The blog from North Yorkshire County Record Office gives some useful insights into walled gardens and glasshouses including W Richardson & Co of Darlington:

[Walled Gardens and Glasshouses](https://nycroblog.com)

<https://nycroblog.com> > 2020/11/27 > walled-gardens-a...



27 Nov 2020 — Guisborough **Glass Houses**. The Manor of Guisborough collection (ZFM), contains a W **Richardson** & Co. coloured plan and front elevation drawing for .

We have not visited the site for many years so we do not know the current condition of any remaining old fruit trees but hope that the applicant can retain and expertly prune any that remain, and also consider the historic layout in future plans for the garden. The new use for the Gardener's Cottage may be an opportunity to re-interpret the historic garden design for the 21st century.

If our comments are carefully considered and appropriately implemented with the advice of your Conservation Officer, then we have no objection to this planning application.

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