



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth
Trustee
Conservation and Planning

Planning Officer
Hambleton DC

planning@hambleton.gov.uk

conservation@yorkshiregardenstrust.org.uk

12th September 2022

Dear Sir/Madam

**22/02017/FUL Application for a New welcome centre with associated landscaping, drainage, signage and interpretation including alterations to existing drying yard walls
Kiplin Hall Kiplin Richmond North Yorkshire**

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.

The historic park and gardens at Kiplin Hall are not included on the Historic England Register of Parks and Gardens but nevertheless are important regionally and to some extent nationally. The Jacobean house was built between 1622 and 1625 is listed grade I and its builder George Calvert was the first Lord Baltimore, proprietary founder of the colony of Maryland in the USA – Maryland is the only United States state where the founder's home in England is still extant. There is no evidence to suggest that the Calverts laid out formal pleasure grounds around Kiplin Hall in the 17th century. The parkland begun in the mid- 18th century by the next family at Kiplin, the Crowe's, included the creation of the serpentine lake or 'fish pond' that curved round the west of the house, by damming and channelling the Kiplin Beck. The serpentine lake has been lost due to the gravel extraction in the former western parkland and the formation of lakes in the late 20th century. Of the two subsequent families; the Carpenters during the late 1870's and 1880's had the new east entrance front and new drive with its avenue of lime trees, designed by William Eden Nesfield with formal gardens by Joseph Meston. Sarah Turner (nee Talbot) sold land between 1905 and 1930 reducing the estate to 120 acres, less than a quarter of the land purchased by George Calvert in 1619 and heralding the decline of Kiplin's fortunes during much of the 20th century.

Kiplin Hall is now a successful historic house and garden visitor attraction with more than 30,000 annual visitors. There has been a need for augmented visitor facilities for some time to sustain its long-term future. This application includes alterations to the existing historic drying yard walls and the formation of the new Welcome Centre on the land immediately outside the west drying ground wall on the edge of open woodland to the north of the main house. Most of the drying yard north and west walls will be retained and conserved as will the east wall which is in much better condition.

This is a very well-considered and well-documented application. The Design and Access Statement and Landscape Strategy are comprehensive, easily understood and indicate a sensitive proposal to develop a new welcome centre with ticketing, retail, tearoom and exhibition space utilising an area that has been under-used but accessible from the existing entrance drive from the north and the existing car park. We understand that the scheme's siting strategy, layout, form, materials and landscaping have been developed with input and support from Historic England and Hambleton DC Conservation and Planning officers.

We have no objection to this application and support this sensitive development of the facilities at Kiplin Hall.

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