



YORKSHIRE GARDENS TRUST

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Dear Mr Danforth

22/00497/FULL Full Planning Permission for Erection of Reception Building at Middleton Lodge, Kneeton Lane, Middleton Tyas, Richmond, North Yorkshire, DL10 6NJ

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development that could affect a site included by Historic England (HE) on their Register of Parks & Gardens – Middleton Lodge at Grade II, (list entry number: 1001699). 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.

Middleton Lodge, (Listed Grade II*, list entry number 1317085), was designed by John Carr of York and built between 1777 and 1780 for the barrister George Hartley with the grounds being laid out at a similar time. The Registered Park and Garden (RPG) of c 67ha consists of pleasure grounds, formal gardens, landscape park and walled kitchen garden.

The site for this planning application lies within the RPG, in the woodland area used for car parking, c.85m north of the Coach House/Stable Block (Listed Grade II, list entry number: 1180037) and south of The Farmhouse. We understand that the car parking was given permission via 14/00716/FULL although the Gardens Trust, formerly the Garden History Society does not seem to have been consulted at that time.

The woodland is part of the north/north-west boundary plantation of the historic designed landscape shown on OS maps 6":1mile starting with the 1st edition surveyed 1854 and published 1857, and also on subsequent maps surveyed 1892, published 1905, and surveyed 1912, published 1919 (Yorkshire Sheet XXV.SE) and later. It is shown as mixed woodland ie deciduous and coniferous, with a track/walk passing through from south-west to north-east. The present woodland is probably largely a replant during the 20th century, but some trees may remain from the 18th century planting when the designed landscape was laid out.

The Heritage Statement at Section 5.2 notes that when the parking area approved via 14/00716/FULL it was considered to be acceptable and generate minimal impact on the tree group and its integrity, although it did not specifically mention impact on the Park and Garden itself.

The Heritage Statement 5.2.3 'Overall, despite the car park at the site, the wooded area is considered to be of high significance due to the Grade II listed status of the designation, as well as features that reflect the reason for designation, such as sufficient original landscaping being retained, comprises a variety of planting, and contributes towards the setting of other assets in the surrounding area.'

The erection of a reception building is proposed within an area of the existing car parking and would be located on an existing gravel area. The building has been designed in a modern log- cabin style, with a sloping, single-gabled roof, and brick chimney. The roof would be constructed of locally sourced slate with the walls constructed of locally sourced stone and timber. Windows and doors would also be timber framed.

The Design and Access Statement 3.1.7 The existing area of parking bays would be expanded to accommodate the building and new parking spaces. The proposed development would not result in the removal of any trees and to ensure the protection of trees and their roots, the foundations of the building would be supported by concrete piles and steel beams.

We have not noted whether the walls, doors and windows are to be of a natural finish or stained/painted. We trust that the bin storage area to the north of the building will be integrated into the surroundings by shrubs and overall, the reception building with its seating area will fit sympathetically into the woodland.

It is regrettable that the woodland is to be the site of further changes and The Gardens Trust and Yorkshire Gardens Trust hope that this will not be a continuing situation. In view of the existing use of the woodland we do not object to this proposal.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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