



YORKSHIRE GARDENS TRUST

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10th October 2025

Dear Sir/Madam

25/02818/FUL Erection of a single-story extension and internal alterations Oakes Park Lodge, School Lane, Norton, Sheffield, S8 8BL

Thank you for consulting The Gardens Trust (GT) in its role as Statutory Consultee with regard to any proposed development affecting a site included by Historic England (HE) on their Register of Parks & Gardens (RPG) – Oakes Park, Registered at 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 registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

The UDP Policy Background paper No 4 1997 *Sheffield's Historic Parks and Gardens* notes that Oakes Park is the best surviving example in Sheffield of an 18th century landscape park. It lies south-east of Sheffield, immediately east of the village of Norton on land sloping gently to the south. The house – Oakes Park also known as The Oakes, Listed Grade II* – lies at the centre of the RPG. It is of late 17th century date with 18th century alterations and remodelled again 1811 -27 by Joseph Badger of Lancaster for Sir William Chambers Bagshawe. The Lodge (which is the subject of this application) and its associated gateway were built in the early C19. The Lodge, screen walls and gateway are Listed Grade II. The whole park is a Conservation Area.

Set in the north-west boundary wall, the gatehouse (Oak Park Lodge) and its gates are essentially designed to be seen upon arrival from outside the Park, with the more functional parts of the Lodge set behind, out of public view. Subsequent poor rear extensions were added/altered in the late 20 century, and permission was granted for an extension with applications 21/01277/FUL, 21/01278/LBC conditioned with a Tree Protection Plan which has been produced. The Design and Heritage Statement p20 notes that the extension proposed by **25/02818/FUL** has been positioned and designed to avoid root protection zones. However, examining 'Our Proposal – Showing Tree Protection Plan', we do have some concerns for the future of the trees at the northern corner of the proposed development and to the east. Are the two trees at the northern corner to be felled? As the eastern trees continue to grow, they will reduce the light to the extension and there may be requests for removal.

Boundary woodland is a historic feature of the western side of Oakes Park. Boundary plantations are typical of 18th century designed landscapes and at Oakes Park they would have been a visual and

practical solution to separate the gardens and pleasure grounds from developments at Maugerhay and Norton. The OS map 25":1mile Yorkshire CCXCVIII.4 surveyed in 1875, published 1893 shows the deciduous woodland with some conifers, with the woodland area to the east and north of Oakes Park Lodge much the same as today.

There is a large area of glazing proposed for the eastern elevation facing into the deciduous woodland. This shouldn't have any impact on the RPG parkland when the trees are in leaf but may be apparent during the winter, so low reflective glass could reduce that.

We have not noted details of the materials for the northern retaining wall, the paving and the driveway.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc Dr Kristof Fatsar, Historic England; The Gardens Trust