



YORKSHIRE GARDENS TRUST

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Mrs Val Hepworth
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16th October 2023

Dear Ms Murray

23/01886/FULM 23/01887/LBCM Conversion of coach house (C3 Use Class) into 10 apartments with associated parking. The Coach House Owston Hall Hotel Owston Doncaster

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. 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 designed landscape, Owston Park, is not on the Register but is designated as a Park or Garden of Local Historic Interest by the City of Doncaster Council. The parkland of Owston Hall, although much altered in the mid-19th century, is still legible today as the setting for Owston Hall and its associated buildings. Owston Hall is Listed Grade II* with the church of All Saints Listed Grade I immediately to the north-east. The Coach House to the north of the Hall is Listed Grade II and the estate lies within the Owston Conservation Area.

Our letters of 19th September 2023 responding to consultations for **23/01551/FULM** and **23/01552/LBCM** noted that YGT has researched Owston Hall park and garden with the report currently in draft before being made publicly accessible but with a summary at the end of the letters.

Bryan Cooke (1756-1821) inherited Owston from his father, Anthony, in 1763 when he was still a small child. In 1785 Cooke consulted the landscape designer Thomas White (c.1736-1811). White's plan is extant and shows a substantial mansion was planned on a new site, a little distance from the house existing at that time, set within a landscape of plantations, sunk fences, rides and shrubberies (following the English Landscape Style of Brown). Later in 1793 Humphry Repton (1752-1818) visited Cooke and also gave advice producing one of his signature Red Books *Oulton Hall*, in 1793. This ambitious scheme in Repton's Picturesque form was not fully executed. The Red Book is now held by Doncaster Heritage Services, (copy in Eyres and Lynch 2018, 35-47). See references below. The 1st Edition OS 6 inch :1 mile map of 1854, sheet 264 shows the more Picturesque nature of the designed landscape.

The Planning, Heritage and Design Assessment, September 2023 at 11.8 notes that 'The proposal seeks to convert the stables from hotel bedrooms to 10 residential apartments with associated alterations to the building fabric. The change of use is necessary in order to meet the aim of the business plan. The aim of the business plan is to create a sustainable and high quality hotel to

cater for a wide range of clients to enable the ongoing economic viability of the business whilst contributing to the local economy.'

At 5.1 'The stables lie to the north of the Hall and were constructed in the late 18th century, being part of the 1794 alterations for Brian Cooke. The building is referred to as the 'stables' as that is the term used within the designation description and more accurately describes its use, however it is known within the site as the 'Coach House'. The stables face the rear of the Old Hall within the northern court and are not visible until entering the northern court; even then it is enclosed behind a curved courtyard wall with gate posts and screened by mature trees.'

Humphry Repton (1752-1818) recommended that the stables should not be visible from the proposed new house and be screened with a plantation.

We do not wish to comment on the on the architectural changes proposed.

We understand that the existing courtyard on the south side provides parking for 10 vehicles as well as provision for secure cycle storage. An additional 10 parking spaces will be provided within the car park to the north of the hotel. We are pleased that the existing cobble setts will be retained. They are important for the setting of the building and nod to the original use as stables for Owston Hall.

There are no details of the proposed bin storage on the grass verge outside the courtyard. This seems a visually prominent location to the south-west of the entrance to the courtyard. We advise that the bin store should be constructed from materials and colour to be as visually recessive as possible in this location and with some evergreen shrub planting.

We have no further comments to make and suggest that you seek the views of your specialist conservation and archaeological advisers.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

Cc Historic England, e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust

REF:

1. Eyres, Patrick, Lynch, Karen; *On The Spot: The Yorkshire Red Books of Humphry Repton*, Landscape Gardener, New Arcadian Press 2018. P31-47.
2. Turnbull, Deborah, Wickham, Louise; Thomas White (C.1736-1811) *Redesigning the northern British landscape*, Windgather Press, 2022. P222-224 and other pages.
3. Klemperer, *Style and Social Competition in the Large Scale Ornamental Landscapes of the Doncaster District of South Yorkshire, c. 1680-1840*, BAR British Series 511 (Oxford, 2010).