



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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Mrs Val Hepworth
Trustee

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20th July 2022

Dear Sir/Madam

22/03782/FU Demolition of building including remove floor slab and all utilities so the area can be returned back to the gardens Canal Gardens Roundhay Park Princes Avenue Roundhay

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. In this case Roundhay Park, which is registered 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.

Roundhay Park estate was purchased by Leeds City Council in the 1870's. The pleasure grounds called Canal Gardens are situated within part of the western boundary of Roundhay Park immediately south of the kitchen garden. The basic structure of this area with the canal and summerhouse is shown on the 1847 OS map. The building proposed for demolition is known as Canal Gardens Public Convenience and is located against the eastern wall of Canal Gardens that bounds Prince's Avenue. It is single storey of dressed stone construction with the remains of ornate barge boarding to the gable ends shown on photographs in the Bat Roost Suitability Assessment. The eastern gable end is a particular feature. The building is shown on the OS map sheet CCIII.SE published 1933, marked as 'Lav' and it is also marked on the OS map published in 1909. It appears to have been a building designed to not only provide lavatories but also an attractive feature of Canal Gardens.

We have read the Supporting Statement for the demolition of Canal Gardens W/C which explains that:

'Over time the building has fallen into a state of disrepair and has had numerous break-ins which has caused it to be a H&S risk to the public it has also been a magnet for anti-social behaviour, result in complaints from local residents. A refurbishment was considered for the site, but keeping to LCC's values to refurbish the building wouldn't be value for money and returning the area back to park land is the better option. Demolition of this building is considered the most economical way forward for the Council, the proposal also contributes to the city's and council's ambitions through reducing the risk of crime and anti-social behaviour, also reducing the costs of securing and maintaining a building which is no longer required.'

We understand that there is free access to the toilets within Tropical World which is open seven days a week and that the Canal Gardens W/C has therefore been declared surplus to the Council's corporate operational requirements.

We query whether all alternatives for this attractive building have been explored, such as building for the sale of refreshments and ice cream, for a small community hub, perhaps for a Friends group etc. In addition, could the area around the building be enhanced by new garden design to form a contemporary garden- feature for the community within the attractive Canal Gardens?

It seems unfortunate that seemingly due to lack of up-keep this building is proposed for demolition, and we regret this proposal.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

cc. Chris Mayes, Landscape Architect North of England, Historic England
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