



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

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Trustee

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29th November 2022

Dear Sir/Madam

Application Number: 22/04703/HOU Two storey side extension, with new roof construction. Front single storey boiler room extension. 1 Golf Cottages Cross Gates Lane Harden Bingley West Yorkshire BD16 1AT.

Thank you for consulting The Gardens Trust. The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on the Register – St. Ives Estate, HE ref: 1001707, 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.

The designed landscape of St Ives Estate, previously called Harden Grange, was developed by the Ferrand family from the beginning of C19, including the replacement of the C17 mansion. In 1824 Adam Mickle, whose father and grandfather had worked with Lancelot (Capability) Brown, stayed as a guest of the family and advised on the further development of the landscape. (The Mickle dynasty played an important role in the landscaping of parks and gardens of Georgian Britain.) Between 1803 and 1837 Walker Ferrand, the younger brother of its owner Edward Ferrand, undertook extensive revisions and extensions to the design. When Edward died in 1837 his nephew William managed the estate creating the outstanding example of a romantic and wild setting which largely survives today.

The estate contains more than a dozen individually listed buildings and features and it provides the setting for an important listed mansion. Although it is acknowledged that Golf Cottages are not individually listed, the applicant provides no information about the existing building's history. It appears to be a symmetrically designed golf clubhouse (OS 1:25,000 1937-1961), and its style might indicate a date around the second quarter of C20. (The Bingley and St Ives Golf Club now has new clubhouse.) The existing building is set close to its own site boundary amongst bushes at the side of the existing golf course. It appears from the application that the property ownership has subsequently divided the building into two, splitting ownership along the central line of symmetry – awkwardly

splitting the centrally featured dormer window. The building's existing design addresses with dignity the golf course to its south-west, from which it is visible.

The applicant has failed to submit any Heritage Statement or Design Statement. Considering the listed setting of the property this is a significant omission from the application.

The proposed development totally destroys the symmetry of the existing design as seen from the front ie as seen from the central area of the estate. This appears to be an inappropriate, and unnecessary, level of damage to the dignified design of the existing building and its setting at the centre of the St Ives Estate.

The current design proposes inappropriate materials, and they are used in an inappropriately gaudy style.

The Gardens Trust and Yorkshire Gardens Trust object to this application.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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