



YORKSHIRE GARDENS TRUST

President: The Countess of Harewood

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Mrs Val Hepworth
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18th October 2022

Dear Mrs Evans

22/03124/PLF Erection of 2 pairs of entrance gates (retrospective application), Thwaite Hall Thwaite Street Cottingham East Riding Of Yorkshire HU16 4RE

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 – Thwaite Hall, 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.

John William Hentig, a Hull merchant, built Thwaite Hall in 1803-7 and by 1839 had created a garden. The ship owners David and Charles Wilson (later Lord Nunholmburne), whose wealth came from the expanding port of Hull, subsequently bought the estate and during 1870-80s developed the garden, pleasure grounds and small parkland. Cottingham was a favoured rural retreat, located away from the city of Hull, where the wealthy had space to build villas and lay out gardens. Albert Rollitt, a solicitor and Mayor of Hull, bought the estate and during his ownership, as President of the Hull Botanic Garden, the gardens were well maintained. He sold it on to Colonel Goddard, who by 1928 sold it to University College, now the University of Hull. They extended the house renaming it Thwaite Hall and established a botanic and experimental garden. This almost certainly resulted in its survival as many contemporary villas and gardens at Cottingham were built over in the 20th century. While most of these villas had relatively small gardens (1 to 2 acres), Thwaite House was considerably larger (31 acres), which gave more scope for the initial layout of a formal garden, with parkland containing a spring fed stream, surrounded by shelterbelt plantations. The design was meant to be a miniaturised view of the larger landscape gardens associated with more substantial properties that designers such as Humphry Repton was working on at the time. The second phase of landscaping during the 1870-80s, particularly the sinuous lake, shows influences from the more informal style as advocated by William Robinson later in the century.

Thwaite Hall is important as a rare survival of an impressive 19th century villa garden in an urban setting at Cottingham and is recognised as such by its inclusion on the Historic England Register of Historic Parks and Gardens (NHLE: 1000137). It is also significant as an important part of the Cottingham Conservation Area.

The boundaries to Thwaite Hall are formed by mature hedges and trees and this retrospective planning application is for two metal gates with gate posts that are galvanised steel with galvanised steel hinges. Gate 1 is painted black, and Gate 2 is proposed to also be painted in black gloss paint. The entrance at Gate 1 is between a pair of ornamental pillars. Gate 2 is within an opening with the hedge. Both gates and gate posts are modern and pedestrian in appearance completely at odds with the architectural style of the Hall and the historic significance of the registered park and garden.

We understand the need to protect Thwaite Hall and its occupants however the gates as installed do not preserve or enhance the character and appearance of the Conservation Area or the significance of the registered park and garden. In their present form they are failing the site.

We note the statutory duty of section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and the requirements of NPPF (July 2021) Section 16, particularly paragraphs 189, 199.

In conclusion the Gardens Trust and Yorkshire Gardens Trust object to this retrospective planning application.

Yours sincerely

Val Hepworth
Trustee Conservation and Planning

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