



YORKSHIRE GARDENS TRUST

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Mr Matthew Peck
Planning Officer
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Manor House

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2nd February 2022

Dear Mr Peck

RB2021/2278 Change of use of the estate from a private residence to use class Sui Generis, opening to the public for house guided & non-guided tours, garden visits, weddings, events, education workshops, ancillary cafe within the mansion house & location filming. Change of use of Camellia House to a cafe and event space (use class E) & associated facilities & services including changing place pod, bin store, 4 No. disabled car parking spaces & new landscape setting to Camellia House. Demolition of teaching accommodation and provision of a new car park to the North- West of the stable block to serve the estate together with temporary coach parking on former tennis court to the East of the main house. New pedestrian and cycle route between stables and the main house and Change of use of part of Stables building to a production kitchen and cafe area and resurfacing of Mews Court courtyard. at Wentworth Woodhouse Cortworth Lane Wentworth Cortworth Lane, Wentworth Rotherham S62 7TQ

ADDITIONAL RESPONSE

Thank you for your e-mail of 28th January notifying The Gardens Trust (GT) that a number of the documents for the above application were not published prior to our response of 10th January 2022.

As you know the GT is the Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens as per the above application. 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.

Wentworth Woodhouse (Listed Grade I) is the magnificent centrepiece and focal point within a hugely impressive Grade II* Registered Park and Garden. The surrounding parkland and the wider landscape with its assemblage of highly significant buildings many listed grade II* all combine to form an almost unparalleled historic landscape design in England.

The Camellia House, Listed Grade II*, north- west of the Ionic Temple (Listed Grade II*) and to the south- west corner of the former baroque garden, began its life as the early 18th century garden buildings, which formed part of the Menagerie created there. It has gone through two changes since then, following the fashions of the time; the Camellia House being a remodelling by Watson and Pritchett in 1812 of an early 18th Century greenhouse.

The GT and YGT have reviewed the additional documents and we have the following comments to make in addition to those of our letter of 10th January.

Landscape Master Plan

There is no Landscape Master Plan, so it is impossible to get any idea of the overall vision. In fact, most of the planting details for the individual elements are sketchy; more landscape details are necessary in order to get a better understanding of what is intended.

Camellia House

We still cannot find anything about the heating arrangements that we trust are being designed to support the camellias, only a sheet of very technical data. There is definitely a need for a detailed understanding of the future husbandry and management of the camellias as explained in our previous letter.

In our view the changing pod is an unworthy and utilitarian building for such a location. This would be somewhat ameliorated by being pulled further back into the trees away from the Camellia House. We are totally of the opinion that the disabled parking should be in the main car park with a transfer system to the Camellia House.

Car Parking

We note from the Planning Statement at 3.40 'The car park is to be laid out with tar, spray and chip surfacing to parking areas to promote a heritage aesthetic with buff coloured, locally sourced gravel top dressing.' We trust that the method used will not allow the tar to be visible.

We appreciate that car parking spaces could be lost but we do strongly advise that there should be some form of planting buffer between the new permanent car park and the stable complex.

We have not noted any details about the new overflow parking area other than an indication of the area for protective matting. We cannot see any well-designed and site appropriate screen planting to soften the impact – the area will be rather exposed when it's full of vehicles; probably not visible from the house but very prominent from the north side of the stable block.

In general, we advise that there needs to be a review of and proposals for screening using trees and shrubs to act as a buffer to and within the proposed main car park, and if a car park outside the Camellia House is agreed – despite our misgivings.

In conclusion we do not think that any of our concerns have been addressed by the additional documents.

Yours sincerely,

Val Hepworth
Trustee and Chairman Conservation and Planning

Cc John Stonard, Team Leader Development Advice, Yorkshire and the Northeast Historic England;
conservation@ the Gardens Trust