



YORKSHIRE GARDENS TRUST

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Trustee

Conservation and Planning

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8th March 2023

Dear Miss O'Mara

NYM/2022/0898 Application for construction of one principal residence dwelling with detached domestic outbuilding/garage at Yeoman Hall, Woodlands, Sleights
Easting 486088 Northing 507921 486115 507927

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. 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.

Woodlands and Yeoman Hall at Sleights are not included on the Historic England Register of Parks and Gardens but lie within the Conservation Area designated by your authority in May 1995. Woodlands, a former nursing home, is listed grade II*. Yeoman Hall is a modern mock Georgian building, southwest of Woodlands Hall. A section of the garden land to its west is proposed for the site of the new dwelling and outbuilding/garage.

We do not know the area and have not made a site visit. However, from looking at the OS 25 inch: 1 mile map, the area of Yeoman Hall and thus the site for the proposed new house, is in part of the historic designed landscape of Woodlands. Looking at the tithe map this tear-drop shaped area (area labelled '110') was a parcel of meadow detached from the main open area of grassland below Woodlands (area labelled '111'). The parcel of land of Yeoman Hall/New House (110 on the tithe map) appears to be bounded by deciduous woodland and therefore does not impact on the setting for Woodlands Hall, whose main views are to the south and east – the land slopes down to the River Esk. However, any new buildings would impact on the views from across the Esk Valley and from Sleights itself – there is no information on these aspects for this planning application.

The proposed building is large and dominant with a mass of glazing on the south elevation which will reflect light across the Esk Valley. Also 'Outside living has been incorporated into the design with the use of both covered and uncovered patios areas, that lead straight from the kitchen and also the living quarters.' (Design and Access Statement incorporating the Heritage Statement.) These will lead to 'visual clutter' that could also impact on the views.

There is nothing in the submitted documents to show how the proposed new house and associated building and access relates to the landscape and there is no attempt to integrate it.

We also query the statement: 'The proposals will not alter the appearance so as to leave it out of character for the area. The design and proposed materials suits the area. The proposals will make a positive contribution to local character and distinctiveness, matching properties found within the locality.' (Design and Access Statement incorporating the Heritage Statement.)

Overall, the Gardens Trust and Yorkshire Gardens Trust have concerns about this application which will impact on the Conservation Area and the views across the Esk Valley.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

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