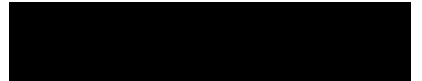




70 Cowcross Street

London EC1M 6EJ

Telephone: [REDACTED]



Dear Sir/Madam,

Ref: 2025/0074 Use as hostel accommodation (Sui generis) with associated landscaping and cycle parking. Mount Clare Campus, Minstead Gardens, Roehampton Gate SW15 4EE

We are grateful for the opportunity to comment on this application, which has a material impact on the significance of the Landscaping to Alton West Estate, a historic designed landscape which is Registered by Historic England at Grade II. The inclusion of this site on this statutory register requires great weight to be given to its conservation.

We write to advise you of our comments regarding the landscaping for the scheme and its wider implications for the long-term use of the Registered Park and Garden (RPG).

Thank you for consulting the Gardens Trust (GT) in its role as Statutory Consultee with regard to proposed development affecting a site included by Historic England (HE) on their Register of Parks and Gardens of Special Historic Interest in England, as per the above application.

The Landscaping to Alton West Estate's incorporates twentieth century landscape design by the LCC's Architect's Department overlaying two eighteenth century landscapes, one of which was designed by Lancelot Brown. Its significance lies in its dual character as a modern, post-war landscape that incorporates strong elements of eighteenth-century design. A further important aspect of its significance is its intactness, whereby the views, planting, and structural elements of the original designs remain clearly visible within the RPG.

Given the RPG's high level of intactness, we wish to impress upon your officers the importance of ensuring that the landscaping works do not erode the intact landscape design. We note that there are proposed additions to the landscaping, and we wish to highlight that it is vital that these are included in such a way that the original design is not compromised, and that they be easily altered or (re)moved once the longer-term vision and use for the RPG

Research • Conserve • Campaign

The Gardens Trust is a Registered Charity No: 1053446
and a Company Limited by Guarantee. Registered in
England and Wales No: 03163187

has been decided. We accept that the lower level of less than substantial harm caused by the addition of landscaping items is outweighed by the shorter-term public benefit it would serve for the occupants of the site, but wish to stress that your officers should insist that any landscaping works completed as part of this development would not in the longer term cause damage to the intact historic landscape design.

We would be grateful to be advised of your decision, or if further information is submitted.

Yours sincerely,

Daniel Bowles

Assistant Conservation Casework Manager and Acting Conservation Officer