

London Borough of Wandsworth

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By email only

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15 October 2025



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Dear Pedro Rizo,

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

Thank you for re-consulting the Gardens Trust in its role as Statutory Consultee on the above application, which may cause harm to the significance of Landscaping to Alton West Estate, a Grade II registered park and garden (RPG) included by Historic England on the Register of Parks and Gardens of Special Historic Interest.

We have considered the information provided in support of the application and note that the appeal does not address the landscaping scheme or its broader implications for the long-term use of the Registered Park and Garden. Therefore, we confirm that our previous comments, submitted on 14 May 2025, remain applicable and are repeated below:

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 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

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this development would not in the longer term cause damage to the intact historic landscape design.

If you have any further queries, please contact us at this email address, and we would be grateful to be advised of the outcome of the application in due course.

Yours sincerely,

Dr Toni Griffiths

Consultant Conservation Officer