



41 Micklegate, York
HERITAGE STATEMENT

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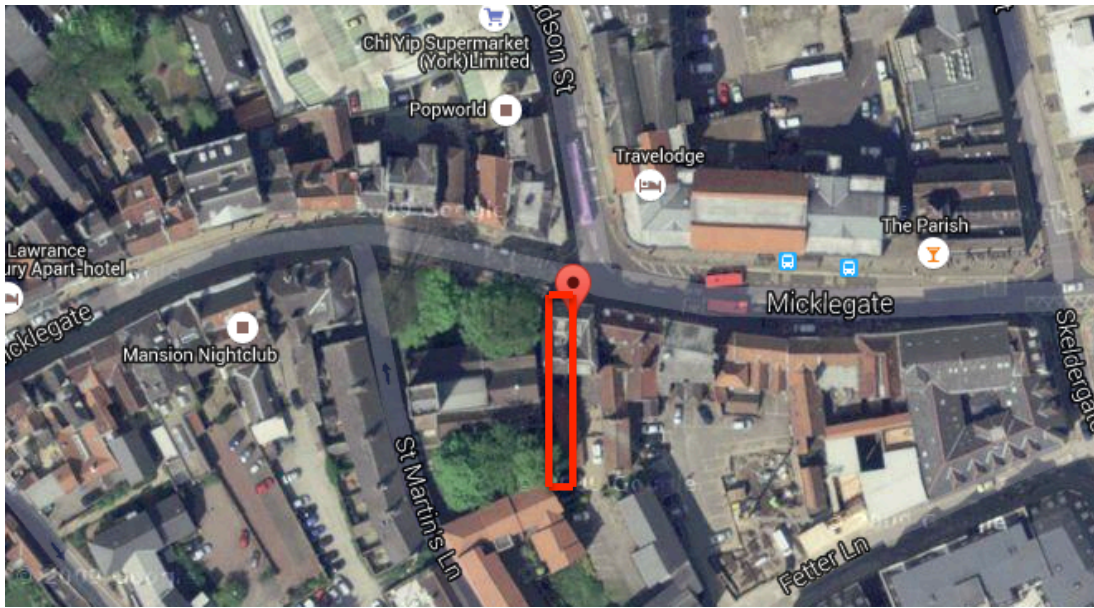


Figure 1 Location of 41 Micklegate, York.

I. INTRODUCTION

This Heritage Statement was commissioned by Kember Loudon Williams LLP on behalf of Debra Terry to make an assessment of the potential effects of a scheme of conversion and development on the Grade II Listed property, 41 Micklegate, York. The report first considers the significance of the heritage asset comprising the listed building, its current setting and relevant component elements, before going on to consider the potential effects of the proposed works on that significance, with the intention that it should inform and underpin this process of change.

I.1 REASON FOR THE REPORT

This assessment has been prepared to support a proposed outline scheme of development at 41 Micklegate, York. The proposal entails conversion and development work to the existing rear, single volume storage building (connected to the main building at the south) which forms part of the curtilage of the Listing to convert it into one dwelling (two bedrooms), and a change in layout within the main building due to the construction of an internal corridor, development of an internal staircase as well as renovation of the current basement area and demolition of a rear linking lean-to corridor (again part of the curtilage). The process undertaken is an assessment of the various component parts of the significance of the Listed Building and a brief assessment of how the proposed development may impact upon that significance.

In accordance with Paragraph 128 of the NPPF (March 2012), and in line with advice and recommendations given by York City Council, the purpose of the report is to assess the significance of the heritage asset to be affected and the impact of the proposed development to the structure in accordance with the requirements of national and local planning policy and to professional standards as set out by English Heritage and the Institute for Archaeologists (2008). It has been produced to comply with this policy framework and with current English Heritage guidance, including *Conservation Principles* (2008) and *The Setting of Heritage Assets* (updated 2015). The design philosophy and consultation responses are considered in the Design and Access Statement prepared by Wildblood-Macdonald and so are not repeated here.

I.2 AUTHORSHIP

This Heritage Statement was prepared by Dr Emma J. Wells, Heritage Consultant of Emma J. Wells Heritage Consultancy. Emma provides specialist advice and services focusing on historic buildings, their conservation and other elements of the historic environment. Emma has over ten years experience of researching historic buildings throughout the UK, in both the private and public sectors. She is a full Member of the CIfA (MCIfA) and an Affiliate member of the IHBC.

2. POLICY AND GUIDANCE FRAMEWORK

2.1 LEGISLATION

Key national legislation that applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below:

Table 1 Legislation relating to cultural heritage in planning	
Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national significance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting. In addition, it states that special attention should be made to preserving or enhancing the character or appearance of a conservation area. A number of more recent pieces of legislation, most recently the Enterprise and Regulatory Reform Act 2013, have amended specific provisions and the application of certain passages, though the overall level of protection always refers back to the 1990 act.
The 1949 National Parks and Access to the Countryside Act	The site is within a National Park, and the statutory purposes of this designation are: - to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and - to promote opportunities for the understanding and enjoyment of the special qualities of the National Park.

2.2 POLICY

2.2.1 National

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012) which outlines the following in relation to cultural heritage within planning and development:

Table 2 Key passages of NPPF in reference to the proposed development

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the 'golden thread' which, when met, can trigger presumption in favour.
17	A core planning principle is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations'.
128	During the determination of applications, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting'. This information should be proportionate to the significance of the asset and only enough to 'understand the potential impact of the proposal on their significance'. The normal minimum level is expected to be a desk-based assessment of proportional size 'and, where necessary, a field evaluation'.
129	Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
131	Paragraph 131 highlights the importance, in determination of applications, of three key areas: 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness'.
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require 'clear and convincing justification' relative to the significance of the asset in question.
133-4	Paragraphs 133-134 deal with the concepts of harm to designated heritage assets and introduces the balance of substantial to less than substantial harm. Where there is substantial harm or total loss of significance then consent can only be given where substantial public benefits outweigh this harm, or where a series of tests can be met relating reasonable and viable use of the site. Where harm is less than substantial then this harm is weighed against public benefit.
137	Paragraph 137 highlights the positives of development within Conservation Areas and within the setting of heritage assets enhancing or better revealing significance, and states such proposals should be treated favourably.
138	Paragraph 138 confirms that not all elements of Conservation Area make equal contributions to the overall significance of the area.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

2.2.2 Local

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the

proposed development this is the City of York Local Plan (2005). While an emerging new Local Plan is in preparation, until such time as such a document is adopted, the current Local Plan will be used.

Table 1 Key passages of City of York's Local Plan in reference to cultural heritage	
Policy/ Paragraph	Text
Chapter 4: Historic Environment	<p>4.10 It is important that alterations and extensions preserve and enhance the special architectural or historic character of conservation areas and complement the character of listed buildings. Alterations will be expected to be of an appropriate design, using traditional natural materials and skilled workmanship. Any replacement of the fabric of listed buildings should be kept to a minimum in order to maintain the character and value of the building. The proposal should also be in scale with the original building and respect its character.</p> <p>4.12 It is appreciated that many listed buildings are already in established uses and proposals for change should be considered within that context. Therefore issues such as improved access for users with mobility problems will be taken into account when assessing applications.</p> <p><u>HE2 - Development in historic locations</u></p> <p>Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.</p> <p>4.6 Buildings should be designed with reference to their surroundings. A thorough understanding of the particular historic location will lead to better schemes. Applications for planning permission will be required to include sufficient information to enable proposals to be determined in relation to their context.</p> <p>Accordingly, proposals should consider the following:</p> <ol style="list-style-type: none"> the existing landforms and natural features; the scale and proportion of existing buildings and structures, building lines and heights, rhythm and vertical/horizontal emphasis within the street scene. Abrupt changes in building heights, lines and elevational design are only acceptable where significant benefits to the historic townscape can be demonstrated; the need to avoid the amalgamation of traditional plots and the creation of large, undifferentiated single-use buildings, where it would detract from the character and appearance of a conservation area; opportunities to improve the character and appearance of conservation areas; the detailed design of new buildings and of extensions to existing buildings. <p>4.7 The layout and form of development should reinforce or create a sense of place, and provide environments, which are not monotonous or monolithic but which offer variety and interest.</p> <p>A design guide entitled 'Streets Ahead in York' recommends a range of street furniture products for use in the City of York. Design of new development should avoid superficial, confused or pale reflections of the</p>

	<p>existing built environment. High quality contemporary designs, which respect the historic context, will be encouraged. Developers will be actively encouraged to achieve this high quality through pre-application discussions.</p> <p><u>HE4 - Listed Buildings</u></p> <p>With regard to listed buildings, consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building :</p> <ul style="list-style-type: none"> • development in the immediate vicinity of listed buildings; • demolition; • internal or external alterations; • change of use; • erection of satellite antenna. <p>4.10 It is important that alterations and extensions preserve and enhance the special architectural or historic character of conservation areas and complement the character of listed buildings. Alterations will be expected to be of an appropriate design, using traditional natural materials and skilled workmanship. Any replacement of the fabric of listed buildings should be kept to a minimum in order to maintain the character and value of the building. The proposal should also be in scale with the original building and respect its character.</p> <p>4.11 Extensions often involve the same design challenges as fitting a new building into an existing street. Extensions to listed buildings should be subservient to the existing building, and not conflict with the form, profile or detail of the original building. There is also a need to preserve or enhance the spaces about buildings.</p> <p>4.12 It is appreciated that many listed buildings are already in established uses and proposals for change should be considered within that context. Therefore issues such as improved access for users with mobility problems will be taken into account when assessing applications. This approach is consistent with advice in PPG15.</p> <p>4.13 It is intended to produce detailed supplementary guidance on repairs and recording alterations and extensions to historic buildings to assist applicants. In all cases of demolition or alteration of historic buildings the council will consider suitable programmes for recording.</p>
Chapter 2: General Policies	<p><u>'GP1 : Design'</u></p> <p>Development proposals will be expected to:</p> <ul style="list-style-type: none"> • respect or enhance the local environment; • be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area, using appropriate building materials; • retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view. <p>e) retain, enhance and/or create urban spaces, public views, skyline, landmarks, the rural character and setting of villages and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view;</p> <p>g) provide and protect private, individual or communal amenity space for residential and commercial developments;</p> <p>i) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures;</p>

	<p>j) accord with sustainable design principles (GP4a) and incorporate the principles of the Building for Life Standard as a fundamental part of the design;</p>
	<p><u>'GP4a : Sustainability'</u></p> <p>Development should:</p> <ul style="list-style-type: none"> • maintain or increase the economic prosperity and diversity of the City of York and maximise employment opportunities (including supporting local goods and services providing training and employment for local unemployed and young people); • be of a high quality design, with the aim of conserving and enhancing the local character and distinctiveness of the City; • minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of the materials should be considered; • minimise pollution, including that relating to air, water, land, light and noise; • conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth; • maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells; • make adequate provision for the storage and collection of refuse and recycling.
Chapter 7: Housing	<p><u>H7 - Residential extensions</u></p> <p>Planning permission will be granted for residential extensions where:</p> <p>a) the design and materials are sympathetic to the main dwelling and the locality of the development; and</p> <p>b) the design and scale are appropriate in relation the main building; and</p> <p>d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and</p> <p>e) proposals respect the spaces between dwellings; and</p> <p>g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.</p> <p>7.49 Residential extensions are generally acceptable provided they are sympathetically designed in relation to their host building and the character of the area in which they are located and do not detract from the residential amenity of existing neighbours. Particular care is needed, however, in the design of front extensions and dormer extensions. Pitched roofs on extensions will normally be the most appropriate with large, box-style roof extensions being resisted in most cases.</p>

2.3 GUIDANCE

2.3.1 National

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Table 4 National guidance documentation consulted

Document	Key Points
Conservation Principles, Policies and Guidance (EH 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Principles of Selection for Listed Buildings (DCMS 2010)	Whilst not relating to Listed Building Consent specifically, this guidance effectively sits as an annex to the 1990 act providing the principles of selection for listing. These are expanded below in the methodology section.
The Setting of Heritage Assets (EH 2015)	This document represents the latest statement by English Heritage as to best practice for the assessment of potential effects of development upon the setting of heritage assets. It provides a loose framework for this assessment, and is normally held to be industry best practice. It advocates a staged process of assessment outlined in the appropriate section below.
National Planning Practice Guidance (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant English Heritage guidance documents.

3. METHODOLOGY

3.1 COMPILATION OF SOURCES

The following tasks were undertaken as part of this heritage statement:

- Consultation of local authority Historic Environment Record and local archives
- Consultation of all appropriate desk-based and online resources including National Heritage List for England
- Site visit to establish ground conditions and assessment of potential effects
- Synthesis of sources consulted and preparation of this heritage statement.

3.2 ASSESSMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset:

Table 5 Criteria for assessment of significance

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> • Evidential • Historic • Aesthetic • Communal
NPPF (CLG 2012) PPS ₅ (cancelled) (CLG 2014)	The now-cancelled PPS ₅ and its associated Practice Guide required the assessment of significance based upon four 'interests' and their relative 'importance'. This terminology of significance has been transferred wholesale to NPPF, and the four 'interests' are still a useful way of articulating certain aspects of the significance of heritage assets: <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic
Principles of Selection for Listed Buildings (DCMS 2010)	This document sets out the considerations and principles for selection for Listed Buildings, effectively outlining the key characteristics of significance as relevant to the process. The criteria are: <ul style="list-style-type: none"> • Statutory criteria: <ul style="list-style-type: none"> ○ Architectural Interest: To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or

	<p>virtuosity) and significant plan forms’.</p> <ul style="list-style-type: none"> ○ Historic Interest: ‘To be of special historic interest a building must illustrate important aspects of the nation’s social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing’. • General principles: <ul style="list-style-type: none"> ○ Age and rarity ○ Aesthetic merits ○ Selectivity ○ National interest ○ State of repair.
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3.3 ASSESSMENT OF SETTING

As outlined in *The Setting of Heritage Assets* (English Heritage 2015) and largely reiterated in the over-arching *National Planning Practice Guidance* (CLG 2014), setting is defined as ‘the surrounding in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’ (English Heritage 2015, 2). Once the significance of a heritage asset is established, and the contribution that setting makes to that significance, it is possible to assess how the proposed development may change that setting, and therefore its contribution to significance. This change can also be positive, negative or neutral.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to ‘second-guess’ future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an objective assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (EH 2015) which states that ‘setting ... is the surroundings in which a heritage asset is experienced’ and also that ‘while setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time’.

3.4 ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. The information accessed represents a record of known assets and their discovery and further investigation. Such information is not complete and does not

preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

4. HISTORY AND DEVELOPMENT

4.1 GENERAL OVERVIEW

The City of York stands on the former Watling Street, on the river Ouse at the influx of the Foss, and at a divergence of railways in six directions, 24 miles northeast of Leeds. It was a centre of Roman roads, coming to it in five directions; it is now a centre of railway-communication, from London to Edinburgh, and from coast to coast. York also sits astride the River Ouse in the centre of the Vale of York, where the Ouse meets its tributary, the River Foss.

The Vale is a large low-lying basin stretching over 30 miles from Northallerton in the north to the Humber estuary in the south. This bowl is enclosed on three sides by higher ground: the Pennines rising to the west and the North York Moors to the north, with the Howardian Hills at their foot, sweeping east and south to become the Yorkshire Wolds on the other side of the River Derwent.

This location makes York a natural centre for regional and national communications – roads, rivers and railways – which is why the Romans founded a settlement here in the first place (CYCAA 2011, 23). York owes its foundation to the 9th Legion of the Roman Army, which in 71AD established a fortress on the north-east bank of the River Ouse. Yet evidence for pre-Roman activity in the area is lacking. The site lies in the immediate vicinity of the Roman fort of Eboracum, established in AD 71 (Ottaway 1993, 19-20; Hall 1996, 27-31). The fortress covered an area of some 20 hectares (50 acres) and its layout is partly fossilised in the street plan and form of the later town. At its centre, beneath York Minster, was the principia or legionary headquarters, while the route of the principal thoroughfares of the Via Principalis and the Via Praetoria are mirrored by the medieval streets of Petergate and Stonegate respectively. At the western end of the Via Principalis was one of four gates into the fortress, the Porta Principalis Dextra, and archaeological work has shown that this gate was located on the same site as the later Bootham Bar (FAS 2010, 1). Leading from the Porta Principalis Dextra was the main road towards Catterick (Cataractonium) (RCHME 1962), the route of which is fossilised as Bootham and Clifton.

In the 2nd century a civilian settlement grew up around this fortress, spilling over onto the opposite bank of the river. This settlement was granted the title of ‘colonia’, indicating that it had become one of the most important towns of Roman Britain. It may also have been defended by fortifications laid out along lines similar to the medieval walls later erected west of the Ouse.

By the 8th century the settlement was an important centre of the Northumbrian kingdom, a renowned cultural powerhouse, and the home of the northern archbishopric of the Christian faith in England. In 866 Anglian rule was abruptly ended: a Viking army entered the city and it became Jorvik - the royal capital and

thriving trading port at the centre of a Viking (or 'Anglo-Scandinavian') kingdom for almost a century, until the last ruler, Eric Bloodaxe, fell in 954.

The Vikings created much of the present street pattern of York. The centre of Jorvik was south of the Roman fortress between the banks of the Ouse and Foss. Therefore, the main route from the south-west was redirected from the Roman line to create what is now Micklegate, the Ouse Bridge (the new river crossing), High Ousegate and Pavement (CYCAA 2011, 28).

York's continuing strategic importance was recognised by William of Normandy, who in the aftermath of the Conquest constructed two motte and bailey castles to guard either bank of the Ouse. Both remain in evidence: one is the basis of Clifford's Tower, the other Baile Hill in Bishophill.

William of Malmesbury, early in the 12th century, described York as *urbs amplissima et metropolis*, but at once qualified this description. He pointed to its destruction, and the devastation of its hinterland, by the Conqueror, and to the stronger attachment of the Norman (like the Saxon) kings to the southern parts of their dominion (Tillot 1961, 25).

York prospered as the foremost administrative and church centre of the North and as a major port and trading centre (especially of wool), as well as an important manufacturing district in its own right.

By 1130 it ranked fourth in the country in the amount of tax paid; by 1400 the population had grown by 50% to 15,000 and it was second only to London in size and wealth.

This powerful, heaving city was studded with magnificent buildings and structures: a circuit of walls with impressive gates, or bars, 45 parish churches, half a dozen monasteries and priories (of which St Mary's was one of the wealthiest in the north), and the Guildhall and other civic and communal buildings. Rising above all was a massive new Gothic Minster begun in the 13th century.

By the end of the Middle Ages these were largely built of stone, and in particular of the creamy Magnesium Limestone quarried near Tadcaster. Houses, shops, warehouses and workshops on the other hand continued to be built of timber. Large numbers of these survive too, not just those in streets such as Stonegate, but others hidden elsewhere by later brick fronts.

Converging on this walled world were the four 'strays' – Bootham Stray, Micklegate Stray, Monk Stray and Walmgate Stray - common land on which Freemen of the city could graze livestock. They remain embedded in York today, forming, along with the Ings of the River Ouse, the distinctive wedges of recreational green space converging

on the historic core which divide the outer suburbs of the modern city (CYCAA 2011, 29).

By the time the Minster was completed at the end of the 15th century, York was a city falling into decline: the textile industry was gravitating irreversibly to the unregulated West Riding, and shipping and trade to the deepwater port of Hull. Despite this there was still enough money in the city to erect some major buildings, such as St Michael-le-Belfry.

York reached its nadir at the end of Henry VIII's reign. The population halved to about 8,000 and construction virtually stopped as the Reformation hit York's economy hard and changed its face: the abbeys and priories were sold, partially demolished and turned over to secular use; the number of parish churches reduced to 25 by 1547.

A revival was sparked by the creation of the King's 'Council of the North', which met at the King's Manor (formerly the abbot's house of St Mary's Abbey). Its 2,000 cases a year brought in lawyers and gentry. Inns, shops and entertainments prospered as the city developed during Elizabeth's reign into a regional administrative and social centre (CYCAA 2011, 30).

By the 1660s, thanks to improving trade, York had recovered much of its former prominence and was the third largest city after London and Norwich (CYCAA 2011, 31).

York continued to prosper during the Georgian era as the centre of the county's administrative, social and cultural life. This took expression in the new classical brick houses that sprung up on Micklegate and along the small but growing suburbs beyond the city walls, notably Bootham.

It found form too in a number of major new civic buildings designed in this new style by the leading locally raised architects: Lord Burlington, an immensely influential national figure, designed the Assembly Rooms for dances and other entertainments; John Carr, twice Lord Mayor, built a mental hospital at Bootham and a new court house at the Castle to join the grand jail erected there at the beginning of the century. Civic enterprise also changed the appearance of whole streets in the city centre, which were widened and straightened to improve their efficiency as traffic levels grew, and a brand new market place - Parliament Street - was created by demolishing dozens of houses (CYCAA 2011, 32).

In the 19th century, George Hudson, the 'Railway King', transformed the fortunes of York. His railway company's station opened at Toft Green in 1841 and ushered in a new age of prosperity and unprecedented physical expansion as the city rapidly

developed into a key railway interchange with two major railway companies and the confectionary industry.

The population doubled from 40,000 in 1841 to 80,000 in 1911, many of them housed in new suburbs which rapidly spread well beyond the City Walls. Nevertheless, overcrowding in the old centre created chronic slums. The Victorian spirit of 'progress' and 'improvement' radically changed the appearance and character of some parts of the old city (CYCAA 2011, 33).

The Rowntree factory at the beginning of this period was still in the heart of the city - across the Ouse from the Guildhall. At the turn of the century it was decamped to Haxby Road.

In 1901, Seebohm Rowntree's seminal study on poverty was published, based on surveys he had carried out amongst the working people of York. In response to the findings of his son's study, Joseph Rowntree, acting under the influence of the Garden Cities movement, embarked on the creation of a Garden Village in the same year. This was built beyond the factory at New Earswick to provide a new and higher standard of housing for working people (CYCAA 2011, 34).

Seebohm Rowntree's study was influential in the development of a Corporation housing policy. In 1923 it led directly to the City's first council housing, at Tang Hall, and paved the way for slum clearance programmes and further new social housing - such as in Walmgate - and new suburbs (CYCAA 2011, 35).

In 1887, John Bartholomew's *Gazetteer of the British Isles* described York as the following:

York, parl. and mun. bor., archiepiscopal city, county town of Yorkshire, and county in itself, 188 miles NW. of London by rail - parl. bor., pop. 61,166; mun. bor., pop. 60,683; 5 Banks, 5 newspapers. Market-days, Tuesday, Thursday, and Saturday. The city of York is pleasantly situated in a wide and fertile vale, at a point where the 3 Ridings meet, and where the Foss joins the Ouse, which is here navigable. The ancient part of the city is enclosed by walls, and entered by 4 principal gates. The walls, originally Roman, but restored by Edward I., are still for the most part in good preservation, and have been converted into promenades. The chief architectural feature of York is the minster or cathedral, the largest and finest ecclesiastical edifice in England. As it now exists, it was begun in 1171 and completed in 1472. It is cruciform in shape, with central tower and 2 western towers. Besides the cathedral there are numerous ancient churches and chapels, some of them worthy of notice, as are also the Roman Catholic pro-cathedral of St Wilfrid (1864), and the ruins of the mitred abbey of St Mary (11th century). Among other buildings are the castle, occupied as assize courts and county prison, and the new station of the Great Northern Ry. (1877), one of the finest in the kingdom. York is an important railway

centre. There are large cavalry barracks near Fulford, and York has been made the centre of the northern military district. The only public recreation ground is the common of Knavesmire, where the races are held. The trade of York is now mostly local, and the industries are not important, but they include to some extent ironcastings, bottles, combs, gloves, leather, and confectionery. York was the capital of the Brigantes, and then called Caer Effroc; the capital of Roman Britain, and then called Eboracum; and the capital of Northumbria, and then called Eoforwic. In 624 Edwin, king of Northumbria, made it an archiepiscopal see. In the 8th century it was famous for its diocesan school, and it continued to make a distinguished figure in English history until the Civil War, when it was taken by the Parliamentarians after a siege of 13 weeks. Its decline commenced with the Wars of the Roses and the Pilgrimage of Grace, but it still ranks second among English cities, and gives its chief magistrate the title of Lord Mayor. Its first charter of incorporation was granted by Henry I., and the last important event in its municipal history is the extension of the city boundaries by an Act obtained in 1884. It has sent 2 members to Parliament since Henry III.; its parliamentary limits were extended in 1885, so as to include so much of the mun. bor. as was not included in the parl. bor (VBTT).

4.2 DEVELOPMENT OF MICKLEGATE

Micklegate was described by the architectural historian Sir Nicholas Pevsner as 'without any doubt the most rewarding street in York'. Its name is evidenced from the mid 12th century and translates as 'the great street' – it is the major historic street in York on the western side of the River Ouse. Most of its buildings are of Georgian origin, but behind the Georgian frontages lie an intricate network of 16th- and 17th-century structures and three medieval churches in addition to Micklegate Bar (YCT). Moreover, its medieval past is still accessible in the burgage plots which still define the width of some frontages and the form of development behind.

Micklegate Bar, the southern gateway into York's city walls was first mentioned in the 12th century. Its archway is of Norman origin but the bartizans were added in the 14th century (YCT). Micklegate itself existed on its present alignment before the Norman Conquest, and was of unique importance since it formed the only way between the Bar and Ouse Bridge and was thus an integral part of the old main northern route between London and Scotland. Its mercantile importance, close to the dockside formed by North Street and Skeldergate, was advantageous, and from the Middle Ages until the present day, it has housed a substantial proportion of the leading citizens of York. In the 17th and 18th centuries the town mansions of noble and gentle county families, mostly those from the Ainsty and the West Riding, were built here as they were at a distance from the noises and smells of the river and city centre. Micklegate still operated as the principle route from the south.

In the area of no.41, i.e. in front of St Martin's Church stood the Butter Market, the staple for the north of England. In the same neighbourhood vintners and bacon-factors congregated, while higher up the hill lived the members of distinguished families who visited the city for its annual 'season'.

Soon after 1800 the proportions of professional premises and shops increased, as the residential aspect of the street declined. At this period a number of occupiers can be traced as moving out from Micklegate to suburban houses in Blossom Street and The Mount. The mixture of professional, commercial and official buildings, along with a number of hotels and inns, has ever since remained characteristic; characteristic too is the flanking position of its three churches, Holy Trinity, St Martin, and St John the Evangelist, which have occupied the same sites since the Conquest and perhaps earlier (RCHME 1972).

During York's 19th-century expansion, the prestige of Micklegate declined and workshops were built in the back gardens on the north side of the street on Tanner Row and Toft Green, as we see at 41. George Hudson Street was then created in 1843 to connect the newly-built railway station area to Micklegate (YHCP 2013, 3).

4.3 DEVELOPMENT OF 41 MICKLEGATE

Located on the western side of the city of York, adjacent to the junction with George Hudson Street and west of the River Ouse, the property is centred at SE6002251620. The building sits on the southern side of Micklegate, semi-detached to no.39 (part of Listing) with the western outer wall forming part of the boundary to the neighbouring property, St Martin's Church (Grade I listed), which lies approximately 2m away.



Figure 2 Location plan of 41 Micklegate by Wildblood-Macdonald

The building is listed Grade II and it is located within the Central Historic Core conservation area. It comprises an early 19th-century townhouse-like structure over three floors, with further attic, basement (accessed via external stair), and large central staircase. The ground floor consists of commercial space (1 shop) while the upper floors are in residential use (4 apartments). A large single volume late 19th-century rectangular outbuilding (constructed between 1853 and 1890) which comprises warehouse/storage space is attached to the rear of the property via a contemporary linking lean-to corridor – this also features a WC and kitchen area – but sits within the curtilage of the listing, rather than directly part of it.

Although the Listing suggests the building (reference is to both 39 and 41) was designed as a pair of houses in c.1835 by J.B. & W. Atkinson – Atkinson architects' offices were situated at no.39 from 1837-51 (Pevsner and Neave 2002, 224), while no.41 itself housed the Post Office between c.1891 (perhaps earlier although the earliest cartographic evidence of 1852 does not make this clear – see below) and c.1963 (again, it is unclear as to when the Post Office moved out to no.95 but at least the late 20th century). It is suggested that no.41 was built for Mr Varvill who owned Ebor Works (YAYAS 1996/7, 19-20). As such, and as can be seen below throughout the history of the properties, it would appear that they were built as joint commercial and residential properties, rather than simply as two houses.

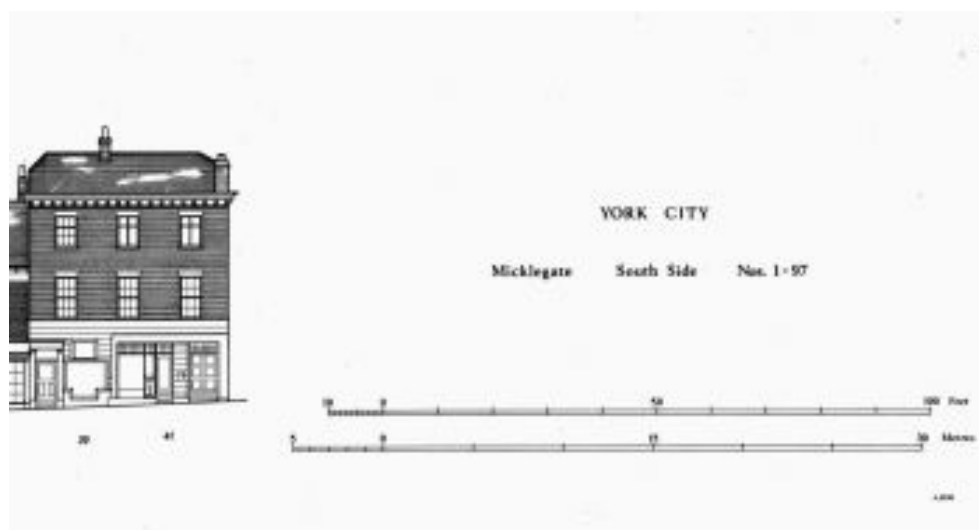


Figure 3 Nos. 39 and 41 Micklegate by RCHME (1972)

Moving on to no.41 specifically, the 1829 York Directory of Trades and Professions states that Matthew Skelton, a stone and marble mason, inhabited the property. Then, in 1830 and by the time of the next directory in 1840, 41 was inhabited by William Creaser, a gardener (White 1830; 1840, 739). The 1911 census return notes that it was split into two units: one was inhabited by insurance offices (Britannic) and the other was a tenement inhabited by a Mr Palliser and his wife, Eliza. However, it also suggests that it was still the Post Office, so it would appear Mr Palliser was the

postmaster and he lived above the shop premises. Britannic Insurance was still at the property in 1917 and 1924 (BNA).

In Kelly's Directory of 1913 the property was then inhabited by Henry A. Foster, a district superintendent for Britannic Assurance Co. Ltd. (Kelly 1913, 86). He was also still there, alongside a Mr T.A. Smith, in 1917 (BNA).

More recently, the shop has featured businesses ranging from a dance shop, an architects' offices, Money Shop and clothing boutique – the storage building to the rear has remained surplus to requirements for many years.

5. CARTOGRAPHIC REGRESSION

The earliest map detailing the property is the 1852 map by Captain Tucker (Fig. 7). Prior to this, the historic mapping is ambiguous but those that do survive from the 18th century and turn of the 19th century do not show any properties in this area (e.g. on Baines' 1822 plan – Fig. 6 – there is a clear open space where the property should be sited, between the long linear plan of the adjacent property and the east window of St Martin's Church). Tucker's map is the first known accurate survey showing the buildings of the city of York. The property is depicted as rectangular in plan with a small square outshut attached to the rear of the property at the southwest. There are steps shown to the east of the rear outshut, within the rear courtyard area, and a further square outbuilding straddling the southern boundary line of the rear plot with what appear to be steps adjacent to it on the east, which also appears to form part of 41's land. The property somewhat mirrors that of the adjacent no.39 but the latter has much more developed extensions to the rear of the property by this time. The rear courtyard to no.41 is, however, the larger of the two and is accessed by a footpath off St Martin's Lane.

Next, on the 1891 (1:500) OS map the property remains the same in plan (Fig. 8); however, there is a significant extension to the rear, on the formerly open plot of land and in place of the small southern outbuilding which straddled the boundary wall. The square outshut depicted on the 1852 map has been subsumed within a slightly longer, more rectangular outshut which then connects to a very large rectangular building to the south. As such, the entire plot has been extended in one long linear fashion. The staircase to the rear is no longer represented. However, a small set of stairs is now depicted by the southwest corner of the rectangular extension and appear to allow access to this large building via a platform area, although exactly what kind of arrangement this was is difficult to make out. Finally, the property is also identified as the Post Office.

By the 1909 (1:2,500) OS map (Fig. 9), the property shows little change besides perhaps the removal of the platform to the rear of the large extension and a slight change in the location of the stairs in this area – there is, however, a very small rectangular structure in this area, to the rear of the extension. The property is still identified as the Post Office.

Finally, the 1937 and 1963 (1:2,500) OS maps again show little change (Figs. 10 and 11). The small difference is in the very small platform structure to the rear identified in the 1909 map, which, by 1963, has been demolished, and it appears, in its place, the rear building has simply been extended to the full length of the plot. On both maps the property is identified as the Post Office, yet on the later map, it is also noted as 41.

6. BUILDING DESCRIPTION

The Listed Building description for 41 Micklegate is relatively limited with regard to the exterior character of the site (see Appendix A), and so an attempt will be made not to repeat the same detail, but to expand upon it. Given the scope of this assessment, principally as an accompanying document to the application process in regard to a Listed structure and development within its boundaries, it was not considered necessary to recount a full room-by-room descriptive analysis in so much as the detail informs about the historic value and character of the building over time. However, further detail may be required and may be more relevant at a later stage of the proposed development such as historic building recording. Nevertheless, as the building is comprised of various phases of construction, certain elements therefore have greater significance than others and where significant features are particularly relevant to this report, they will be considered within the context, and therefore room, in which they are located.

The site comprises the Grade II Listed 41 Micklegate, together with assorted structures within its curtilage, which include a large open rear building, and linking structures. The site also sits within the York Central Historic Core Conservation Area. The following description will provide an explanation of the main dwelling and the adjacent linking building (now the external kitchen, corridor and WC) and large rear structure proposed for development which, for ease and clarification, will be referred to as the warehouse.

The property is divided into 'phases' below which largely relate to the chronological development of each major part of the building. The general plan of the property can be found on Figure 4 below with more detailed plans and accompanying photography in Appendix B.

The building is Grade II Listed and the architectural character of the collective properties makes reference to the 19th-century date, Flemish bond red brick (some of which is gauged), rustication, modelled cornice, console brackets, sashes and slate (and pantile for warehouse) roof. There are 4, 9 and 12 pane vertical sliding sash windows, the majority of which are original or early 20th century (Fig. 12).

In general the proposed development buildings are in a good state of repair (the basement and linking corridor being more moderate), having been largely in use or simply redundant/used as storage for many years. The interiors of all areas are largely bare shells; the warehouse and shop floor (Fig. 13) are technically unoccupied and, therefore, where features or furniture survive, these have been retained and remain structurally sound (these are discussed further below).

Without further building recording, it would appear that nos. 39 and 41 Micklegate were built in 1835 by J. B. & W. Atkinson as symmetrical pairs with doorways at the

outer ends of the front (RCHME 1972) and as combinations of domestic dwellings with commercial space at ground floor level, with additions in the late 19th century (the gradual development of the southern extensions and outbuildings).

Beginning as a symmetrically-fronted early Victorian townhouse bordering Micklegate, the building has since grown with additional extensions to the south along the property boundary plot, which was likely originally a medieval burgrave (Fig. 14). The plan therefore grew around a single rectangular site nestled inside a courtyard and rear (south) open area of land which became smaller over time as the further extensions were constructed/developed. In general, the earliest and residential part of the main building relates to the north, with the later additions developing further south as storage areas and outbuildings.

In order to assess the date and development of 41 Micklegate, the building will be analysed in three separate 'phases' which coincide with the construction of each stage in its plan form development. They are described as follows:

6.1 PHASE 1: EARLY 19THC (MAIN BUILDING AND OUTSHUT)

The main building, as established from the cartographic analysis, was built in 1835 according to documentary sources but also, given its architectural style, one can also make this assumption. The main house comprised the first phase of building. It is



Figure 4 Layout of 41 Micklegate in relation to description and phase development

typical of the 19th-century early Victorian style (thus the first few decades of the 19th century which again confirms the 1830s date): a brick built symmetrical building of three storeys and cellar featuring sash windows, gauged brickwork, dentillated cornice, doors set to the side of each house, rustication on ground floor and 12-light sashes. The house is built of locally produced brick laid in Flemish bonding which is again typical of the first half of the 19th century, while the warehouse building appears to be stretcher bond – the other outbuildings are a mix of the two.

Thus, this phase of construction comprised the main rectangular part of the property, with a small outshut at the rear (likely a coal hole, ash house, WC and/or similar outbuildings). Although the original internal arrangement of the house is somewhat difficult to ascertain given the several successive developments, it is suggested that, as the property was built as equally commercial and residential, the lower ground floor was entered in a similar manner as today, i.e. from the northwest-side entrance door into a small corridor which allowed access to the front commercial space and continued into the residential property.

The front commercial space was a square room. To its rear (southeast side) was a door which entered into a small corridor, and which led to the rear room – the second commercial space. From this rear room, there was a door to the back outshut and rear basement steps (Fig. 15) – these basement steps led to the rear basement area, which was allocated to the south retail unit and residential property (Fig. 16). The other basement stairs, the stone steps which are still extant in the centre of the basement, are original and provided further access to the ground floor (Fig. 17), but these would have come out within a space somewhere underneath the main central staircase area, near the corridor which allowed access from the front to rear commercial rooms (there are signs of an enclosed corridor in this area as two doorway-sized holes have been blocked up with breezeblocks in the now concealed area under the main stairs – Fig. 18). These stairs would have been for the north retail unit – thus, the front business had basement space, as did the rear business area, with both having their own separate entrances. Figure 5 illustrates the ground floor space of nos. 118/120 Micklegate as the plan of these properties depicts a similar sort of arrangement to the original plan of the ground floor of 41, although it would appear that the front commercial space of 41 was likely completely separate from the residential space and thus rather than it having access to the main staircase, there was instead a corridor which ran to the east of the main stair hall.

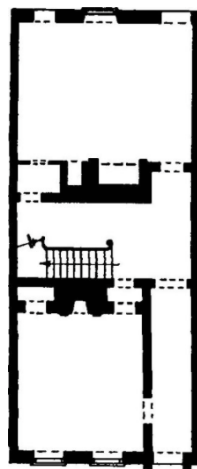


Figure 5 Ground Floor space of nos. 118/120 (RCHME 1972, 95).

Unfortunately, it is difficult to confirm the exact arrangement but it is clear that the central section of the house was used to accommodate access up and downstairs. Likely part of the basement space was also used as service areas while both retail rooms featured fireplaces on their eastern walls.

Returning to the rear commercial unit, this would have been connected to the residential accommodation above. Access to the accommodation would have been via a door in the northern wall of the rear room (just east of where the new proposed opening is to be), allowing access straight onto the main central stairs. It would appear that the current staircase originally continued further south towards the south wall (Fig. 19). A further, lower flight would have been in this area, which connected to the bottom flight extant today. It is likely then that the service area of the residential accommodation (i.e. kitchen) was on the first floor, along with the living area, with the sleeping accommodation and bathrooms above.

As such, the floor level of the entire ground floor, including the staircase, would originally have been one level and so the front steps from the corridor into the stair hall area are not original.

The northern façade of no.41 features two 12-pane and two 4-pane windows while the western elevation has a mix (including a pair of two panes) but there is one visible 12-pane vertical sliding sash although these all appear to be 20th-century additions (Fig. 20). The rear elevation (south) features 4 and 12-pane sashes. The stucco covered brickwork for rustication on the north elevation and gauged brickwork headers above each window opening are also very typical stylistic details of the later Regency style house (see Fig. 12).

The main front door (north) and shop front appear to be a mix of late 19th century and early 20th century styles - i.e. the round-headed windows yet Doric pilasters and large semi-circular fanlight (see Fig. 12). The roof is a low-pitched hipped, of Welsh slate, with an inserted chimneystack towards the northwest side - this was likely included for further heat in the very top rooms which were prospective servants rooms (i.e. the attic - see Fig. 20). It would appear that the roofline has been altered in this area to accommodate this - perhaps the stack was added and the roof increased to provide better quality accommodation in the roof. This is likely to have taken place in the late 19th century, essentially phase 2.

6.2 PHASE 2: LATE 19THC (WAREHOUSE AND CORRIDOR)

This second phase of development comprises the most significant. It included the erection of the large storeroom or warehouse structure to the rear (Fig. 21), along with the lean-to corridor which linked the main property to it (Fig. 22). This large rectangular brick-built structure was constructed between 1853 and 1890 according to the cartographic evidence. It would appear that, given the Post Office was resident at

no.41 by the later 19th century, the large open structure was constructed as a sorting office/storage space for the mail. The open, linear plan of the building also serves to confirm that it was such a storage area. This structure also features several small rooms – these were likely originally a separate office section or other room to the main warehouse (Fig. 23).

As a result of the new warehouse and corridor, the outbuildings at the rear were built upon (Fig. 24) and some of the cellar space was reconstructed in the area of the rear stairs including the blocking up of a window in the basement (Fig. 25) but it did not make much of an impact on access to the basement from the rear. By this time, the late 19th century, the courtyard areas between no.39 and 41 had become separate, with the wall of the rear, outer staircase acting as the boundary.

An examination of this eastern wall also suggests that the most northerly section is the original boundary, but there is clear quoining showing that the southerly section is an infill (Fig. 26). This section was likely bricked up but originally housed a gate which allowed access to the rear of the property.

There is a small issue with regards to the rear courtyard development as on the 1891 OS map the external rear stairs are not represented. No.39 is shown with rear stairs but no.41 appears to be an open courtyard. An assessment of this area shows a further blocked doorway on the north wall of the basement of the warehouse linking structures (i.e. underneath the kitchen area) and the basement stairs appear to be a later insertion here as they abut and thus block off the semi-circular header of this doorway (Fig. 27). It is suggested therefore that the steps, where extant, are a slightly later addition (very late 19th century or early 20th century), and that the original access to the basement was via stairs slightly further south to where they currently are sited – thus through the doorway which is now blocked up. Unfortunately none of the later maps depict any sort of stairs in the courtyards of no.39 or 41 due to the scale represented so it is impossible to confirm this change in position.

6.3 PHASE 3: 20TH CENTURY (INTERNAL DEVELOPMENTS)

The third phase of development comprises a series of subsequent changes. This phase is related to the history of the site post OS maps. Firstly, it appears, from an analysis of the style, that the central open well staircase was either altered or simply updated in the 1930s as it mirrors a somewhat Art Deco design with the thin yet simple balusters, the moulding of the handrail and the closed string (see Fig. 19).

Moving on into the late 20th century, more significant alterations were made in 1983 throughout the ground floor when the shop and residences above appear to have replaced previous office use and a new access was introduced in the west wall off the graveyard. This latter alteration caused the floor to be raised in the stair-hall, the bottom flight of stairs to be renewed and the basement access (from the main part of

the property) to be blocked. It is also likely that there must have been a corridor originally leading to the stairwell from the front of the building, but this was likely removed in 1983 at the same time the churchyard doorway was formed, so as to create more retail space at the front of the building.

Following this, in 1998 the ground shop was changed to the use of financial services and in 2006 part of the retail shop was changed into residential use for flats. A further amendment some time after 2011 led to subdivision of the front compartment of the building to enable continued use of the flats above via reinstating the original front corridor which allowed access from the front door to the stair hall when the right of way over the graveyard appears to have ceased. Thus, this change effectively returned this area to its original plan form.

Essentially, overall, the plan form of the remaining structures and their exterior features as mentioned above are what remain of interest throughout.

6.4 COURTYARD

The courtyard area to the south of the main house can only be accessed via the main property; however, the warehouse building can be entered from the rear (south), via a gate just off St Martin's Lane (Fig. 28).

7. ASSESSMENT OF SIGNIFICANCE

Each historic asset has a unique cultural significance derived from a wide range of varying interests and perspectives encompassing not just the physical fabric of the site but also its setting, use, history, traditions, local distinctiveness and community value. Successful management or development of a site is based on protecting these various elements, foreseeing any potential conflicts of interest within them, and minimising any potential threats arising in the future.

The following section looks at just what it is that contributes to the unique significance of the development site and its setting based on a preliminary site visit and search of records in the York Records Office and secondary sources such as the Historic Environment Records and the National Monuments Record including the National Heritage List. This is to help assess any impact on the significance of the site and its setting, as outlined in the NPPF.

This assessment includes an assessment of the nature, extent and level of significance of the heritage asset and how this helps to understand its significance. The nature of the heritage asset is divided into archaeological, architectural, artistic or historic interest (NPPF, Annex 2).

Today the development site of 41 Micklegate comprises a much-altered residential and commercial property. The building has already been assessed as being nationally important and as such is designated as a listed building being of special architectural or historic interest. The property carries a relatively low level of listing being Grade II; 90% of listed buildings nationally are listed Grade II and there are about 500,000 listed buildings in England.

The dwelling also lies within a Conservation Area. York's status as a Conservation Area means that it is at least of regional importance, although there are no national criteria for designation against which it can be compared. There are over 8000 Conservation Areas in the country and these vary enormously in terms of quality of architecture, historic interest and local distinctiveness.

The Micklegate Conservation Area, which forms part of the Historic Core, as a whole acquires its special character from the mix of buildings, mostly historic, the relationship between the street and the sweeping views up towards the Minster, crossing the River Ouse and back down to where 41 Micklegate is situated. The street itself has a rising topography and sinuous form that make it the ideal entrance point of the city. As it descends, the high quality of historic buildings is exposed, as is a series of excellent views. Both the Minster and city itself occupy a prominent, elevated position meaning that the Minster is prominent in many of the townscape views, particularly from the immediate areas surrounding Micklegate. Here, the area has

been developed around a tight grid of streets with primarily three storey townhouses, villas and mansions. The bottom of Micklegate, the east end and to the south, where no.41 lies, is comprised of medieval churches and religious houses which have helped shape the development of Priory Street and Trinity and St Martin's Lanes, in addition to being surrounded by brick-built Georgian and 19th-century terraces/townhouses set on original medieval burgage plots. This has given the area a rich historical background as it has developed over the centuries. Today, the architecture of the surrounding streets consists of predominantly 18th, 19th and 20th century facades. The heritage value of the area is reflected by the number and concentration of designated heritage assets evidencing the chronological development of the city from its Roman beginnings through to the Victorian era and the railway.

The significance of 41 Micklegate within its wider context is thus simple to evocate. The survival of its form, fabric, fixtures and fittings of relatively complete nature expounds evidential value of the development of the Polite dwelling from the late Regency/early Victorian era to the 20th century, not only in the Micklegate area, but also in the wider context of York and the North. The property's survival as an Victorian property of mixed commercial and residential use deriving from the 19th and 20th centuries is of aesthetic value and architectural interest, as well as historic value – illustrating the plan form development of the domestic dwelling throughout the Victorian and Edwardian eras in the area. In addition, there are various specific features, largely the staircase area, which further adds to this significance.

The majority of the features, however, are part of the exterior facades, due to the development of the interior. The evidential value, however, is rather lower than with other similar buildings where more original features have been retained/preserved and, as such, 'the potential of [the] place to yield evidence about past human activity' (EH 2008, 28) is largely retained in the overall layout and the arrangement of the surviving fabric to inform on the wider significance of the building's domestic past. Where such features do survive, the potential value is moderate given the amount of surviving features; however, many areas, particularly the interior, have been renovated or refurbished in successive centuries. For example, while the listing description makes reference to the early 19th-century construction date, it is clear that successive key additions and alterations were undertaken over the next 100 years thus removing a large majority of evidential value from the first phase of construction, yet simultaneously creating value in terms of these specific additional structures. As such, 41 Micklegate comprises various stages of much later (succession of late 19th and 20th century) additions to the south of the property. Fortunately, this lack of evidential value can be minimized, as the English Polite dwelling is largely well understood.

Where the depth of current understanding limits the potential information gain, and therefore the evidential value, it augments the historical value, and it is this that contributes most to the overall significance of 41 Micklegate. The value of this

structure as both a visible and tangible link to the past is considerable illustrating its historical value. Moreover, the level of the surviving plan form, fenestration and external stylistic features such as the cornice, sashes, fenestration, and external WC and outbuilding provide a touchstone to understanding the varying processes of development here which can be absent from other similar Listed Buildings. These varying survivals, additions and alterations reflect the developing nature of the individual site therefore illustrating the authenticity of the place through 'visible evidence of change as a result of people responding to changing circumstance' (EH 2008, 29) and therefore have a particularly high positive impact on the significance.

The next contributing factor to the significance of 41 Micklegate can be described in terms of either aesthetic value or architectural interest. Externally the survival of the frontages comprise certain aspects of construction which provide the main element of aesthetic value, including the conscious design of the Polite early Victorian townhouse, as well as the consistent use of revival styles. The main frontages, in general, are of moderate aesthetic value and architectural interest. The specific architectural details of the façade are highlighted within the Listing description (reproduced in Appendix A) and above, and it is clear that their survival makes a substantial positive contribution to the overall significance of the building as a whole. The northern façade, facing the road, possesses the highest significant contributory factor as it appears largely unaltered since its early 19th-century construction with simplicity in its symmetrical scale and is to be entirely unaffected by the proposal. However, it is of moderate historical value as a typical example of the revival style (neo-Palladian) Victorian townhouse in the north, although a welcome architectural interest given its somewhat Regency character in a local context and area dominated largely by medieval, Georgian and 19th-century Gothic revival styles. Nonetheless, the house is an important work by prolific northern architects J.B. & W. Atkinson who worked on various notable buildings in the city including the Assembly Rooms and who built Dean Court, The Retreat Hospital, Foss Bridge, Ouse Bridge and the Chapel of St Peters School, which provides a low associative value aspect. Similarly, all elevations provide historical value because they contain windows of varying ages and types, and a developing linear plan form suggestive of stages in the history of the building, thus retaining some aesthetic value.

The southern rear elevation of the main property appears to be largely unaltered with simplicity in its scale and is to be primarily unaffected by the proposal. This significance is, however, somewhat marred by the successive late 19th/20th-century extensions to its south (ground floor only) which have already reduced its architectural and aesthetic value yet are, somewhat, in-keeping with the overall style (i.e. red brickwork) and, as noted, the developing plan form is evidence of historical and evidential value.

In reference to the outbuildings to which the proposed development refers, of the significant features still extant, these are primarily part of the exterior facades (brickwork, fenestration, plan) due to the function of the interior and the interior of the site is also not even covered in the listing description. Externally the survival of the frontages comprise certain aspects of construction which provide the main element of aesthetic value, including the conscious use of brick, cornice, sloping pitched slate roofs, the inserted 6-panel entrance on the west elevation, as well as the consistent use of the sashed window. However, they retain low significance in themselves as various phases of building are evident and they illustrate later alterations to the fabric that were made in conjunction with the changing functions of the building meaning they are of some archaeological, but limited architectural interest. Nonetheless, the architectural significance of the main building is currently diminished by the later rear (south) development, particularly the lean-to corridor which disrupts the original design of the symmetrically-planned building as well as placed too close to significant windows.

The interior of the ground floor of the main building also features very little of interest besides the basic plan form, particularly the central square staircase hall and what appears to be an early 20th-century staircase, although the significance of this has been lowered due to this more recent design of the balustrade and balusters. The blocked up access doorway from the rear of the shop floor into the central staircase and exit access route from the original basement stairs etc. does provide evidence of the changes in use of the property. These elements are therefore of moderate to low architectural interest but are of historic value and so this loss of significance by creating new openings and inserting a new basement staircase can be minimized by recording the areas prior to development work.

The rear of the property, which displays several aspects of development, shows some interesting architectural and evidential value- such as the brick headed, half-blocked archway adjacent to the rear stairs in the basement area, as well as the now open former basement outhouses (i.e. WC, coal hole, etc.).

In addition, the attempt at continuity in terms of window style throughout, the continual use of red bricks in the Flemish bond, the level of the surviving plan form, as well as the unintentional elements such as the blocked up basement doorway which is abutted by the rear basement stairs and the linear development of the site along the boundary of the original plot, also provide further evidence of aesthetic value showing how the place has evolved and been used over time, providing a touchstone to understanding the varying processes of development here. This fortuitous aspect of aesthetic value is common to many similar Listed dwellings where the passage of time has added evolutionary value to the surviving fabric and a sense of place to its wider setting. It is also of archaeological interest for the differing phases of construction that

are evident. These elements should be refurbished and retained, as necessary, in order to retain this significance.

Collectively, the age and developing plan form, the historical associations, setting and architectural character, are what contribute to the significance of Micklegate as a Conservation Area. The street's character of the principal route into the city lined with medieval churches, and a dense variety and clusters of 18th, 19th and 20th century brick buildings, together with medieval origins, are found which, together with these street side buildings, cobble walls, basalt setts and burgage plots create a picturesque, yet strong atmosphere and are thus of aesthetic value and architectural interest, as well as historic value – illustrating the layout of medieval and later street patterns in the area.

This historical value also links to the communal value and wider setting of 41 Micklegate as defined by its place within the urban context of York itself, yet within the suburbs of Micklegate. The site, particularly the main property, is deliberately prominent in its immediate landscape adjacent to St Martin's church (now the Stained Glass Centre), renowned for the range and quality of its historic stained glass and fabric which dates back to the 11th century (Fig. 29). Although no.41's adjacency to the church provides historic significance to the site, the 2m proximity between the church and the main building and its linear developments along the plot, reduces the visual significance of no.41 as the overall site currently comprises a somewhat enclosed nature and thus, opening up any part of this confined rear space will only be positive.

The relatively long views across the south of the property over the courtyard, the setting overlooking St Martin's Lane and across to the churchyard to the west, as well as its front location on the route into York, illustrate the importance of the frontages in maintaining the architectural coherence of the building's wider setting and context. However, there are minimal views in and out of the south, west and east elevations, given the high boundary walls and enclosed nature of the south courtyard area given the linear developments in this area, while the views over the south, to the rear of the property, are now relatively minimised by the modern development known as The Courtyard (Fig. 30). Yet, as the nature of the site's setting and former entrance route off Micklegate have not particularly changed, this means the experience of the aesthetic of the frontages is similar to that originally intended. The siting of the main property and its long linear view in return from the rear lane towards it with the boundary walls around it, make a substantial contribution to its significance and illustrate the importance of the frontage in maintaining the architectural coherence of the building's wider context. The principle aesthetic value of 41 Micklegate thus lies in the south facade that faces out into the courtyard which, together with the northern facade, would have been intended as a statement of architectural prestige. The former is, however, less significant today given the close proximity of the warehouse and lean-to corridor, in addition to the later adjacent linear developments to the rear of no.39

(and its close proximity to next door given their semi-detached plan), meaning that the southern view is somewhat confined but, once again, is similar to how it was originally intended as the outbuildings/warehouse have stood in this area from the late 19th century. Although a portion of the outbuildings are screened by the boundary walls i.e. the warehouse and corridor, their presence does diminish the property's aesthetic/architectural significance yet, simultaneously, the varying additions and alterations reflect the developing nature of both the site and its function as a significant residence within the city therefore illustrating the authenticity of the place.

The development of the site within the context of Micklegate, St Martin's Lane and the resulting evident plan of the site shows considerable evidential value, as well as demonstrating the distinctiveness of the region, while a distinct associative value can be ascribed to the collective group of properties lining the street front as an important group of historic buildings associated with the middle classes in York. This historic value also links to the communal value, group value and wider setting of 41 Micklegate, as defined by its place within the demonstrably urban landscape of York.

The architectural significance of these extensions/outbuildings is thus very minimal and, although, as noted above, they provide evidence of the development of the property as both a business premises and a home throughout the 19th and 20th century, were it not for the retained plan form, this portion of the property would give the appearance of a building constructed in the 20th and 21st century. These elements are therefore of limited architectural interest but are of historic value, while the main house itself is of moderate architectural interest.

41 Micklegate therefore represents an historic aspect of the York area that began almost 200 years ago and has continued in active use ever since. The significance of the house is undoubtedly magnified by its character as a fine building within an urban landscape of few surrounding similar monuments and due to its location within a prominent street, yet stands in such contrast to this in terms of its symmetrical and formal design. Its rather grand facades and scale (of Victorian building) are, in fact, further proof that the property was indeed meant to be built as a permanent example of social status within what was a developing area.

8. OUTLINE OF PROPOSED WORKS

The brief for this project is to undertake works employing a conservation-based approach, ensuring alterations and additions are sympathetic to the original design with the retention and refurbishment of original features, where extant, to remain in-keeping with the overall character of the site. Detailed plans prepared by Wildblood-Macdonald can be found as Figs 31-36 with accompanying photography in Appendix B.

The current outline of proposed development has been considered and evaluated in detail over several stages and now comprises the following:

Table 2 Outline of proposed works	
Category	Summary
Retention	The substantial majority of the original structural fabric will be retained and utilised, where possible, as an example of the design of the original historic fabric. This will include preserving the overall form and detailing of all the external frontages. Internal layouts will be retained where they can be accommodated within the constraints of the design.
Renovation/Conversion	<p>Given the conversion required there will be some renovation as part of the development though, as stated above, it is intended to retain as much of the fabric as is possible.</p> <p><u>Conversion of existing warehouse into single dwelling will include:</u></p> <p><i>Exterior:</i></p> <ul style="list-style-type: none"> • Increase in height of main existing roof line by 500mm • New clay interlocking pantiles to match existing • New metal framed conservation rooflights (8) • New black powder coated aluminium half round gutters on rise/fall brackets to new 75mm dia black powder coated aluminium down pipes • New stone coping to parapet wall <p><i>Interior:</i></p> <ul style="list-style-type: none"> • Transformation of existing open plan space into open living room and kitchen area, separate bathroom study and store on the ground floor then new timber stairs leading above to two bedrooms and a further shower room – this will be achieved via new stud walling • Removal of existing outer door which allows entrance to current lean-to corridor to be removed and sliding glazed screen entrance to be inserted • Glass screen inserted on first floor north side, over living room below <p><u>Conversion of existing basement area will include:</u></p> <ul style="list-style-type: none"> • New staircase and retaining walls • Insertion of a new access point to create a way from the lobby area to the store room at the front of the property • Construction and insertion of a new staff kitchenette and WC (these will be created by stud wall insertions) • Insertion of outward opening fire escape door (softwood door and frame) within existing door opening

Demolition/ New-Build/Replacement	<p>There will be very minimal demolition here besides the rear lean-to corridor currently linking the warehouse to the main building.</p> <p><u>Demolition of lean-to corridor:</u> Single storey corridor lean-to demolition and rebuilding of new terrace area will include:</p> <ul style="list-style-type: none"> • Taking down existing brick corridor walls and pantile roof • Construct new terrace area with new Yorkstone paving slabs to form entrance • Construct terraced area • Retain existing masonry wall with new stone coping and lime render finish to courtyard • Refurbish existing railings carefully with new section to match existing • Construction of lean-to cycle and bin storage area with new painted softwood doors <p><u>Internal works (new corridor and access to other floors):</u></p> <ul style="list-style-type: none"> • Installation of new access route and door from new rear corridor into staircase area • New suspended timber floor and steps to staircase area • Erection of new corridor in rear ground floor room (stud wall) • Opening blocked up internally, external doors and frame retained (next to 1980s side door on western elevation) • Cut back existing masonry nib to main front entrance into stair area • Insertion of new timber staircase to basement, descending from current main central staircase • New 6 panel softwood door and frame to match existing on very rear of main property as well as new mild steel balustrading to match existing and new stone coping to existing wall.
Access	<p>It is proposed that primary access to the new dwelling will be straight through the main staircase, out the south access door, into the new corridor and then into the paved area to the rear, where the lean-to linking corridor and WC/kitchen area was formerly sited. The south rear door will also be retained as an alternative means of escape – a large timber fence will also be erected around this area escape route.</p>

Subsequently, the proposed development entails the renovation, conversion and development work to the existing rear warehouse building (connected to the main building at the south) into one dwelling and change in access due to the development of an internal staircase and corridor as well as development to the current basement area. These areas of the property are linked by a more recent lean-to corridor building to the rear side (south) that is proposed to be demolished and replaced with a new terrace area providing primary entrance access to the new dwelling.

9. ASSESSMENT OF POTENTIAL IMPACT

The proposed development will involve converting the existing attached warehouse into a two-storey dwelling and altering the internal layouts of the existing stairwell area and rear retail space of the main property, and inserting a new access corridor via removing the current lean-to linking corridor thus creating an open courtyard space. Considering the outline scheme of works, the overall judgment is the application has a predominantly moderate to low impact on the significance of the Listed structure.

The proposals will ensure that the fabric of the structure is protected, that further deterioration will not occur and will maintain the integrity within the overall site of 41 Micklegate. This will include the repair and re-instatement of existing features and materials (largely external) that will maintain the integrity and allow continued long-term use of a somewhat important architectural asset within the York Central Historic Core - Micklegate Conservation Area.

Any minor loss of evidential value resulting from the demolition of the lean-to corridor, the newly created openings (on the north wall of the rear retail room), and layout alterations on the ground floor (for the inclusion of the corridor and basement stair) will have a negative effect on the significance (as they derive from one of the earlier stages of development in the plan form); however, the lean-to corridor structure is a later introduction of no special architectural or historic merit; it simply holds a very minor amount of evidential value. There is thus great justification for removing this linking building to improve amenity of the warehouse as a dwelling and to restore the rear elevation of the main property. Any loss of minor significance can be largely off-set through pre-alteration building recording of the extant structures prior to its demolition, effectively transforming evidential value to historic value. The fact that the cycle/bin storage shed in this area as well as the proposed development to the warehouse is to be constructed in a style, plan form and roof construction in-keeping with the main property and within the footprint of the extant structures, also mitigates against the loss of significance. The proposed alterations to this area will therefore make a positive contribution - the current corridor, kitchen area and WC sit largely unused and in a somewhat degenerated state thus currently making a negative contribution which will be turned into positive significance and to the overall historic value of the building as a whole.

Although there will technically be no additional structures or 'new-builds' besides the small cycle/bin shed, the basement staircase and internal stud corridor, the design will reference the extant historic fabric. Moreover, the new internal corridor, due to its stud construction, will be an entirely reversible addition to the interior and so will not have any significant harm on the existing fabric. The basement stair will be a new addition, as will the insertion of the doorway from the new corridor into the central stair hall; however, such structures and openings were part of the original plan form of

the main interior and so the new proposed versions can be argued as returning the plan form back to its origins. This may also be argued for the west elevation as blocking up the later 20th-century opening in this wall (where the bins are currently stored within the stairwell) will also return the elevation more to its original design.

The retention of the majority of the historic fabric, including the most significant identified features such as the surviving architectural elements including the fenestration, central stairs, external architectural details (i.e. cornice) and, most importantly, basic plan form, coupled with the 're-use' of the rear warehouse structure (sited within the property's listed curtilage) through renovation and redevelopment, preserves the integrity of its historic value and the majority of its evidential value and may also substantially augment the associative elements. Firstly, the proposed changes to the exterior are intended to create a more harmonious aesthetic appearance to the facades, therefore attempting to regain the historic value of the building. The removal of the lean-to corridor and construction of the rear courtyard terraced area will thus increase visibility of some of these significant features, including the south elevation, its fenestration and rear door in addition to creating a sweeping linear view across all three primary phases of the property as, from the new dwelling within the warehouse building (particularly from the proposed glass screen at first floor level), the proposed line of sight will mean that all phases of the property will be visible. This will also create an increased visibility and light to the rear area of the overall property thus also providing a positive visual impact on no.39 as there will be a greater amount of openness and light to their immediate ground floor area as a result of the new courtyard (Fig. 37).

There will be a minor impact on the Grade I listed St Martin's church, which is sited barely 2m adjacent to the current warehouse building. At present, the low height and simple design of the warehouse outbuilding in its existing form has very little impact on the setting of the church and on the churchyard to the rear (see Figs. 29 and 30). The proposed development for this building will increase it in height by 500mm and conservation roof-lights will also be introduced. This increase only takes effect in a very small corner of the church and thus there would be a slim to negative loss of light to the east facing windows. Although the raised level will increase the prominence of this building within views across the graveyard and from St Martin's Lane, the impact will be relatively minor given the small increase in height. Rather, the glass screen and roof lights will provide greater visibility of this adjacent important heritage asset.

In all, it is expected that the design of the proposed conversion will have minimal impact on the existing property and outbuilding structures, and will allow the features within the building to remain both preserved and exposed, where possible, thus allowing visibility and transparency of the current fabric. Where any new work is enforced, it is important that the designs attempt to reference the surrounding historic fabric and form and are specifically designed to be aesthetically complementary – this

is the case as the new dwelling is to retain its red brick walls and pantile roof, and include only glass screens and timber doors. In some cases modern design can detract from the significance of historic buildings by causing the original fabric and constructions to appear incongruous or 'out of place'. Where high-quality sympathetic designs are implemented, however, this can have a positive impact on the aesthetic value of the original fabric, augmenting the historic architecture through contrast, as well as introducing a new design aesthetic which may come to be seen as an important architectural development in the future. Where any features are intended to be removed, they are minor elements and are being removed for the long-term benefit of the building. For example, the majority of the south elevation is to be retained with very minimal loss of original fabric. The proposed dwelling structure will not touch the existing main building following the development at all and is to be confined to as low level as is possible for the conversion (500mm ridge height) meaning that a very small area of the current south elevation only will be impacted. As with all aspects of aesthetic value this is a judgment which moves towards the subjective and introduction of any elements of more recent design into the setting of historic structures benefits from early consultation, although these appear to be very minimal.

Particularly important is the house's siting adjacent and overlooking St Martin's Church and Micklegate. As such, the current views encountered of the site are from the north street, and ascending towards it from the south and back out. The property sits on the roadside enclosed by boundary walls to the west and south. Currently, the view centres entirely on the main property with the warehouse and lean-to corridor forming part of this view. An assessment of the visual setting suggests that, even with the renovation of the warehouse building and the demolition of the corridor lean-to and creation of the courtyard, the primary view from the south will not change in any substantial way; in fact, it will be positively impacted. This is largely due to the height of the main house which forms the primary view but also as the predominant outbuildings (warehouse) are not to be externally altered in any significant way – even the appearance of the rear door is to be retained.

The alterations to the warehouse building will alter the current immediate setting and thus new views will be provided looking down over the property (and from no.39) that will be significantly different. However, given the substantial size of the site and its linear plan, it is likely that the development will have a positive impact on this setting as the opening of the central area between the warehouse and main building (which was a late 20th-century addition corridor) to allow access to the new dwelling will provide a more open and fluid view across to the churchyard to the west, and towards St Martin's Lane and the south. Thus, the development to this elevation has the potential not to be particularly harmful to what are largely 19th-century interventions, but to be improved by the proposed warehouse development by allowing greater

visual access of the surrounding topography which the current arrangement of later, ad hoc structures do not allow.

In succession, it can be argued that the proposed development will have a minor adverse effect on the neighbouring property's visual setting – this is largely due to the proximity of the current lean-to corridor and WC/kitchen outbuildings to no.39's kitchen windows which are below the level of the building and thus 4m away.

Together with the effect on St Martin's Church, the development at the rear could cumulatively impact on the visual setting and thus lower the significance of the site, by overpopulating it with taller, more modern stylistic properties. However, although the small increase in height of the proposed warehouse development would further increase the constricted setting of the house, being slightly more prominent in views directly opposite the ground floor windows, the demolition of the lean-to corridor and adjacent structures and in place of them (i.e. the open courtyard), will provide much open and fluid views thus counterbalancing any constricted views imposed by the slight increase in height.

This then leads to a further point regarding the setting of the proposed development. While the construction of the modern apartment block development, The Courtyard to the south of the site is precedence for further modern development close to this group of heritage assets, including the church, there is concern that the new heightened dwelling will have a cumulative adverse impact, however minimal. The fear is that the site will become 'overdeveloped' and which may risk impacting 41 and 39 Micklegate's significance in a negative manner. This does not only relate to impact on the visual setting, which is, of course a consideration, but that the presence of too many developments could overwhelm the setting of the main property, causing it to look 'out of place' and thus reduce any aesthetic value particularly, that it may have. However, on balance and from an assessment of all possible impact, given the already imposing nature and size of no. 41 (and also no.39), its distinctiveness due to its use of the neo-Palladian Victorian architecture, and the physical topography and terrain of the site which by its nature allows concealment of other structures on the site, it is felt that this adverse impact is largely minimal. Moreover, the construction of The Courtyard and the subsequent later linear extensions to both nos.39 and 41 have not impacted this group of heritage assets in any significant manner and so act as precedence for further work in this area, especially that which has the potential to beneficially impact the site, which it is argued this proposed development has (by, at the very minimum, restoring an unused structure and opening up the site visually). This argument is further supported by the above argument concerning the minor visual adverse impact that the development will have on the site.

One of the key elements of significance identified above relates to the appreciation of the building within the setting of both Micklegate and also the wider self-identification of York as a city of residential dwellings mixed with trade from its very

inception. It is considered that the proposed outline works will, on balance, positively impact on this element of significance, principally through a combination of the retention of the existing street frontages thus preserving the historic value of the listed building through retention of all major surviving elements, conserving the surviving fabric whether internal fixtures or structural, the in-keeping style of the new development, exposing original plan forms and fabric, and the inhabitation/use of what are currently predominantly unoccupied outbuildings.

Subsequently, considered in the context of the site as an original whole, it is also considered that the loss of significance acquired through the proposed demolition of later, less-significant structural elements and the minor alteration proposed to the exterior frontages, as well as the minor changes in the grain and loss of evidence of a small portion of the current interior plan form of the basement and rear retail space/stairwell (i.e. the new corridor and staircase), will have a low impact on the historic value of the site.

The harm or loss is therefore deemed to be less than substantial as it is outweighed by the considerable benefit of bringing a significant portion of the site back into substantial use and renovating it thus contributing to its regular maintenance which would positively impact on the property, setting and its context. The re-use of the buildings and the conservation of extant fabric will bring back a significant portion of a building central to York's heritage into fitting use.