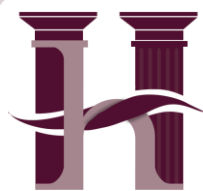


1 Peckitt Street and 7 Tower Street, York

Heritage Statement

September 2017



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1 Peckitt Street and 7 Tower Street, York

Heritage Statement

EXECUTIVE SUMMARY

Site Name: 1 Peckitt Street & 7 Tower Street, York

Address: 1 Peckitt Street, York & 7 Tower Street, York, YO1 9SF

Local Planning Authority: City of York Council

Statutory Listing: Grade II

Conservation Area: York Central Historic Core Conservation Area

Scheduled Monument: N/A

Date of Property: Post 1850

Report Production: Liz Humble

Enquiries To: Liz Humble

Director, Humble Heritage Ltd

14 Ashbourne Way

York, YO24 2SW

Tel: 01904 340591

Mobile: 07548 624722

Email: contact@humbleheritage.co.uk

Website: www.humbleheritage.co.uk

Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.

Humble Heritage Ltd undertook this Heritage Statement during August-September 2017 on behalf of the applicants and owners Flanstead Ltd and their project architects Fining Associates. This assessment is intended to inform and accompany the application for listed building consent for conversion of the offices at No.1 Peckitt Street and No.7 Tower Street, York into 5 apartments and 1 townhouse with associated internal and external alterations.

This report assesses the origins, historical development and current character of the adjoining properties at No.1 Peckitt Street and No.7 Tower Street and their heritage significance. The buildings date to the mid-late 19th century and were built as townhouses. In the late 19th century No.6 Tower Street was built physically linked externally to both in the corner plot. No.6 has since been absorbed into No.1 Peckitt Street and the entire site has been converted from three residential townhouses into offices during the 20th century. Today they have a modern office character internally but with retention of some historic features. Both No.1 Peckitt Street and No.7 Tower Street was listed Grade II and fall within the York Central Historic Core Conservation Area and York's Area of Archaeological Importance. The site also lies close to several nearby listed buildings, including adjoining properties at No.8 Tower Street and Nos.2-7 Peckitt Street and Clifford's Tower, a Scheduled Monument. This report assesses the significance of the site and also the contribution

that it makes to the conservation area and nearby heritage assets. It sets out the impact of the proposals upon (i) the significance of the listed building, (ii) the character and appearance of the conservation area and (iii) nearby designated heritage assets. Documentary and cartographic materials were consulted in order to provide a summary of the historical development and significance of the site following a site visit in August 2017.

This report finds that although the buildings are of special architectural and historical interest they have been much altered as a result of their conversion to offices in the 20th century and none of the proposed changes would seriously affect the special interest of the listed buildings or the character and appearance of the conservation area. No changes will result in high or substantial harm to the listed buildings and most changes will have a minor impact.

It is considered that the proposals enhance the appearance of the York Central Historic Core Conservation Area, preserve the special interest of the listed buildings overall and preserve the contribution that the setting makes to nearby designated heritage assets. As a result, it accords with the objectives of Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. The proposed work also accords with those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment, while bringing minor public benefits.

INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of the owners and applicants Flanstead Ltd and their specialist advisors Fining Associates during August-September 2017. A site visit was made to Nos.1 Peckitt Street & 7 Tower Street on 23 August 2017.
- 1.02 The aims of this report are to:
- Inform the owners of the site and their architect with respect to the heritage implications of the proposed re-development.
 - To provide a tool to help the planning authority to understand the development of the site, its significance and the contribution that it makes to the conservation area.
 - Assist those in the planning system advise and assess future plans for change at the site and satisfy the requirement of paragraph 128 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).
- 1.03 This assessment is based on a site visit and analysis of historic Ordnance Survey maps of the area and secondary and primary source material. Old photographs available at Imagine York - York City Council were consulted but none were located in the archive. One old photo of the site was found in the York Press old photographs archive and has been reproduced in this report. The Historic England Archive, Pastscape, and the City of York Council Historic Environment Record were all consulted but no information pertaining to the site was held.

SITE LOCATION AND HERITAGE PLANNING CONTEXT

Site Location

- 2.01 The site occupies a corner position on Peckitt Street and Tower Street (**figure 1**) on the opposite side of Tower Street from Clifford's Tower. The immediate surroundings of Peckitt Street and Tower Street comprise residential properties, some converted into offices and others with ground floor commercial uses. Within the wider area are a number of businesses with a fire station on the north side of Peckitt Street and the tourist attraction of Clifford's Tower on the east side of Tower Street. This is a densely developed urban residential and commercial area within York's city centre but includes some open spaces such as the lawned surroundings to Clifford's Tower, the Castle surface car park further east and Tower Gardens to the south.



Figure 1: Location plan with site in red circle

Heritage Planning Context

- 2.02 No.1 Peckitt Street is a Grade II listed building of special architectural or historic interest where it has been listed alongside Nos.2-7 Peckitt Street. Nos.6-7 Tower Street is also a Grade II listed building. Peckitt Street was listed in 1983 and Nos.6-7 Tower Street in 1997. No.1 Peckitt Street was added to the 1983 listed terrace in 1997 as previously it was only Nos.2-7 that were listed. The site is also located within the York Central Historic Core Conservation Area and York City Centre Area of Archaeological Interest. There are further listed buildings within the surroundings and a Scheduled Monument at Clifford's Tower.
- 2.03 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraph 14). However, the purpose of this Heritage Statement is to satisfy paragraph 128 of the National Planning Policy Framework which states that '*In determining*

applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 indicates that special regard shall be given to the desirability of preserving a listed building or its setting. Section 72(1) of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 2.04 Paragraph 132 of the National Planning Policy Framework states, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*
- 2.05 Paragraphs 133 and 134 of the National Planning Policy Framework make a distinction between proposals that will lead to *'...substantial harm to or total loss of significance...'* of a designated heritage asset (paragraph 133) and proposals which will have *'...less than substantial harm...'* (paragraph 134). Paragraph 137 indicates that: *'Local planning authorities should look for opportunities for new development within Conservation Areas...to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.*
- 2.06 The City of York Local Plan was adopted for Development Control purposes in 2005. This has never been tested at Public Inquiry nor formally adopted. The policies contained therein only attract full weight for decision making purposes where they are in accordance with the National Planning Policy Framework. The current position is that the Council is undertaking a review of the existing Local Plan and hopes to progress this document toward adoption at a later stage. Once adopted, it will replace the existing Local Plan. Chapter 4 of the Local Plan is concerned with the historic environment such as Policy HE2 that covers development within historic locations, Policy HE3 covering development in conservation areas and Policy HE4 regarding listed buildings.
- 2.07 Development Control Local Plan Policy HE4: Listed Buildings states, 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:
- Development in the immediate vicinity of listed buildings.
 - Demolition.
 - Internal or external alterations.
 - Change of use.
 - Erection of satellite antenna.
- 2.08 Development Control Local Plan Policy HE3: Conservation Areas states that within conservation areas proposals for the following types of development will only be permitted where there is no adverse effect on the character and appearance of the area:
- Demolition of a building (whether listed or not).
 - External alterations.
 - Changes of use which are likely to generate environmental or traffic problems.
- 2.09 A review of on-line planning applications (since 2000) pertaining to Nos.1 Peckitt Street and 7 Tower Street has not revealed any relevant applications.

HISTORY OF THE SITE

- 3.01 This section examines the historical development of the site from its earliest known origins to the present day. It is based upon a cartographic analysis, a site visit, and review of secondary source material. A full list of sources is set out in section 8 of this report and the listing descriptions are reproduced in Appendix A.
- 3.02 In about 1230, a Franciscan friary was founded in this area when the site may have been part of the Castle's outer bailey, or an area kept open for military purposes. The CAA appraisal notes that at the beginning of the 14th century, the King often stayed at the friary to conduct administrative business (p.276). This site is shown as undeveloped open and garden land on the early maps from John Speed's map dated 1611 until the existing buildings were constructed (**figures 2-3**).



Figure 2: The site is labelled as part of 'Cliffords Towre' on Speed's map of 1611 and appears to be open ground associated with the tower



Figure 3: The site is shown as garden land on Horsley's map of 1697 (top), Cossins map of c.1722 (middle) and Jeffreys map of 1771 (bottom)

- 3.03 The Ordnance Survey map published 1852 (**figure 4**) shows the line of Tower Street and marks the 'remains of the friary wall' along part of the street, which includes the Tower Street boundary of the site. No buildings occupy the site at this date and it is still shown as undeveloped garden land with scattered trees.

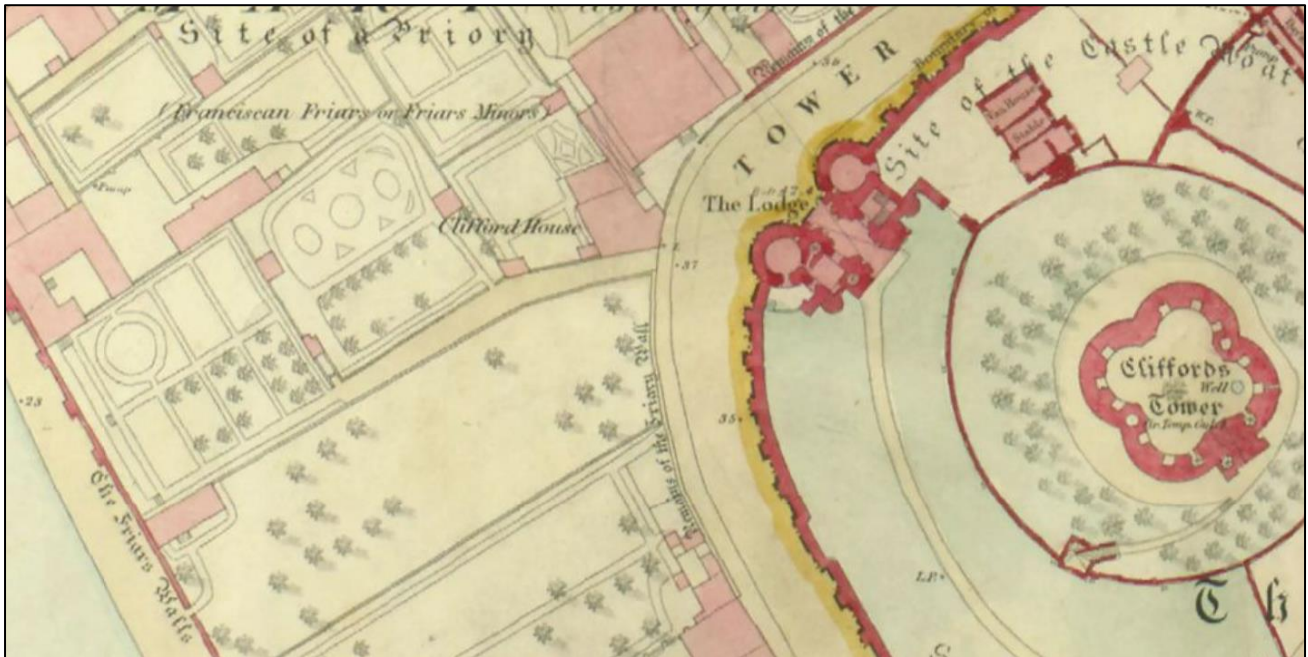


Figure 4: Ordnance Survey map, 1852 showing the remains of the friary wall to the eastern edge with Tower Street

- 3.04 The application site displays three principal building phases with No.1 Peckitt Street built as part of a three storey terrace (Nos.1-7 Peckitt Street) and No.7 Tower Street built as part of the Tower Street frontage in the mid-19th century soon after c.1850. Nos.1 Peckitt Street and No.7 Tower Street were originally physically separate from one another until in the later 19th century No.6 Tower Street was built on the corner as another townhouse linking the two. The construction phases are illustrated on the second edition 1891 1:500 scale Ordnance Survey map, which shows the application site (**figure 5**) and development of Peckitt Street (then called Peckett Street).

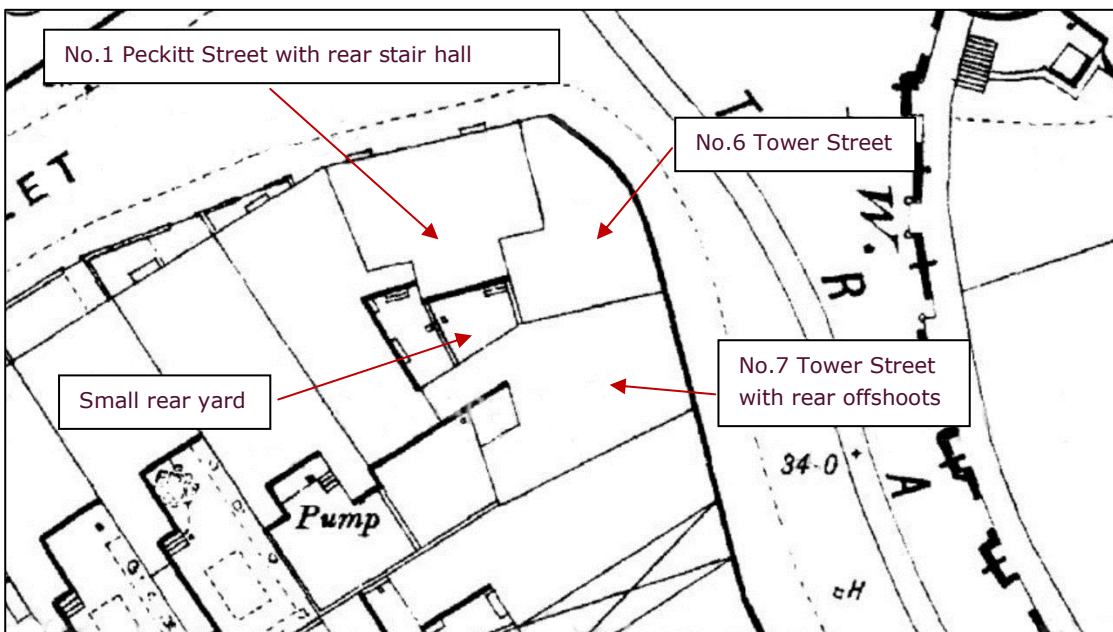


Figure 5: Ordnance Survey town map, 1891, showing the existing buildings on the site

- 3.05 The distinction between No.1 Peckitt Street and No.6 Tower Street shown on the 1891 Ordnance Survey map (**figure 5**) had been removed by 1909 when the properties appear to have been integrated internally (**figure 6**).

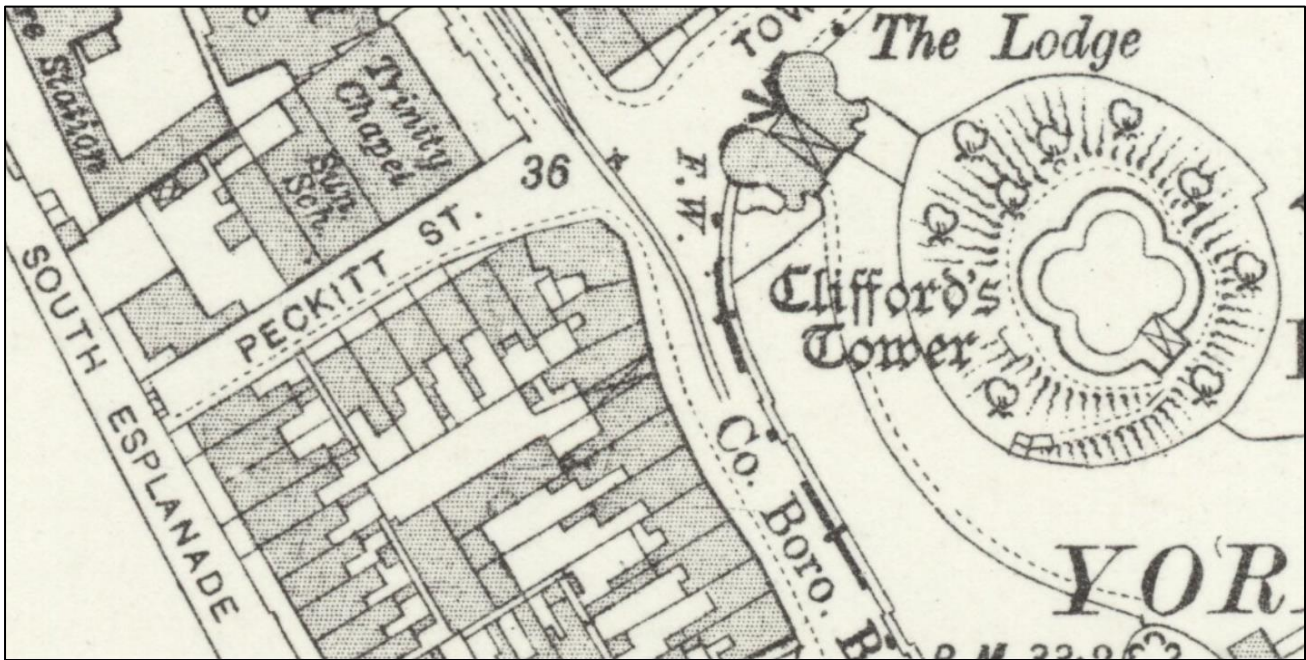


Figure 6: Ordnance Survey map, 1909

- 3.06 The Ordnance Survey map of 1936 does not show any further changes to the footprint of the application site, although that dated 1941 appears to indicate that the recess between the offshoots to the rear of No.7 Tower Street has been infilled (**figure 7**).

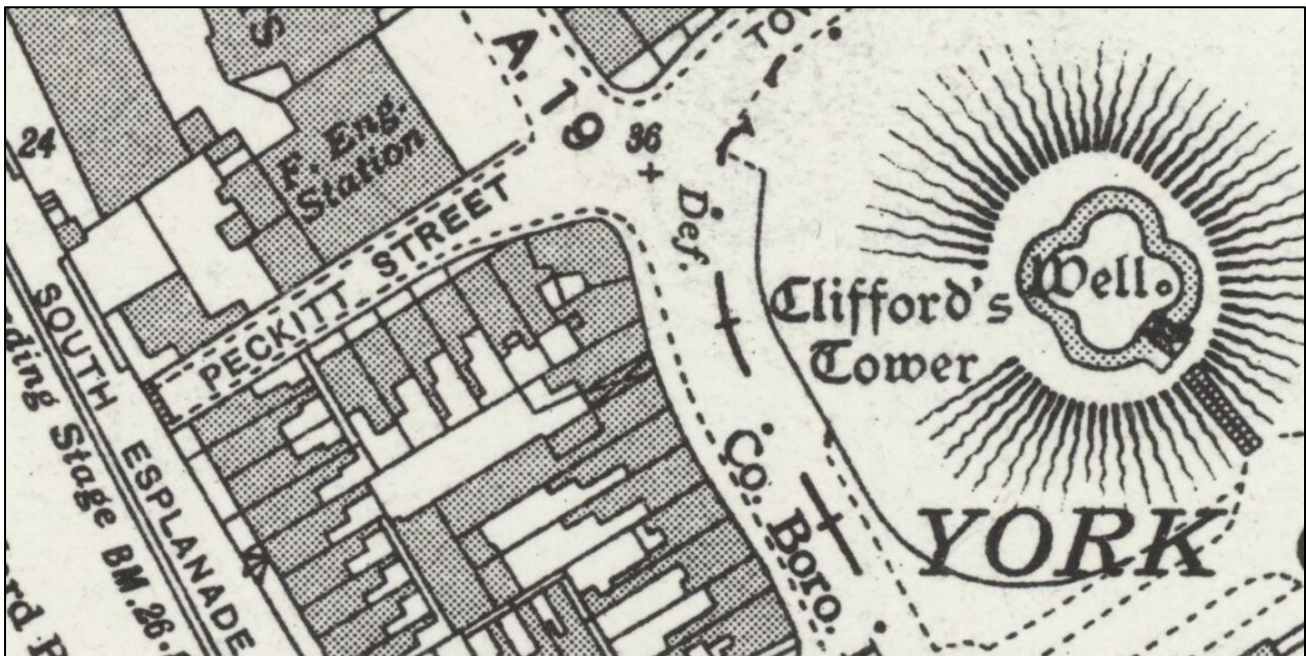


Figure 7: Ordnance Survey map, 1941

- 3.07 An undated photograph of Military Sunday taken in Clifford Street, York shows the corner of the application site prior to 1935 (**figure 8**). This shows the walls of the prison that were taken down in 1935. In terms of the application site, the photograph shows very little of the building and is

therefore of limited use, although there is hint that the current two over two sash windows to No.6 Tower Street replaced earlier six over six sashes. This is too indistinct in the photograph, however, to be conclusive.



Figure 8: Glimpsed view of application site, prior to 1935, taken from Clifford Street during a Military Sunday (York Press YP 9.3.15)

3.08 A linear extension had been erected to the rear of No.7 (northern bay) by 1962 when it is shown on the Ordnance Survey map and a small outbuilding/extension to the rear of No.1. A small detached shed/outbuilding in the yard to No.7 had also been built by this date (**figure 9**). With the exception of a store to the rear of No.1 these have since been cleared.

- 3.09 The site at No.1 Peckitt Street was added to the listed terrace of Nos.2-7 Peckitt Street in 1997 when Nos.6-7 Tower Street were also Grade II listed for special architectural or historic interest. No.6 Tower Street has been absorbed into No.1 Peckitt Street, with a single postcode and multiple internal connections as No.7 Tower Street and No.1 Peckitt Street have been used as solicitor's offices for many years with internal communication routes.

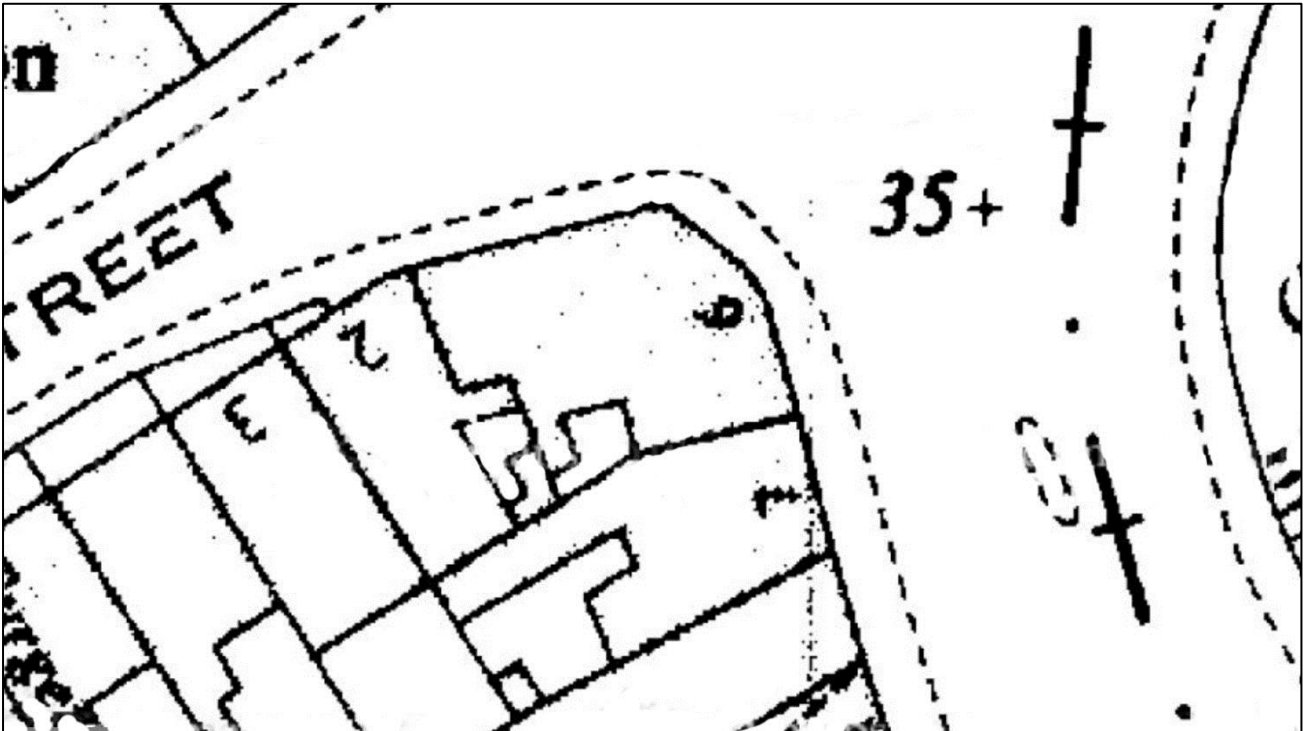


Figure 9: Ordnance Survey map, 1962 showing rear extensions/outbuildings to No.1 Peckitt Street and No. 7 Tower Street

DESCRIPTION OF THE SITE

1 Peckitt Street

- 4.01 No.1 Peckitt Street is a mid-late 19th century brick three-storey townhouse that historically formed a residential terrace with Nos.2-7 Peckitt Street (**figure 10**). It forms the entrance to Peckitt Street. There is an entrance door centrally placed in the three bays. This is a plain pilaster doorcase with flat pediment set on console brackets decorated with a classical motif. The windows are six-over-six vertical timber sashes with flat brick lintels. The roof is laid to slate over a mid-late 19th century eaves moulded cornice and dentilation. There is a brick chimney with multiple pots. The principal feature on the rear elevation is the tall round headed window lighting the original stairs (**figure 11**). Below this is a blocked opening at ground floor level. There are two modern windows lighting first and second floor level WCs respectively. There is a modern single storey brick store in the rear yard.
- 4.02 No.1 Peckitt Street now includes the late 19th century former No.6 Tower Street (**figure 10**). This is also a brick three bay former townhouse with slate covered roof and brick chimney with multiple pots. It also has a dentilation and moulded cornice. The windows here are two over two vertical sashes with sash horns, although these may have replaced earlier windows with glazing bars. This has a three bay frontage that curves at the corner of Tower Street and Peckitt Street and an entrance at Tower Street. The pedimented doorcase has plain pilasters and a moulded canted pediment with dentilation and canted hood. Above this is a rendered masonry band, that continues at a slightly lower level from No.1 Peckitt Street and the window above this is a projecting canted window, again with a canted cornice with dentilation.

- 4.03 Today No.6 Tower Street has been integrated into No.1 Peckitt Street as reflected in the postal address and internal arrangement. However, in terms of the listing description, No.1 Peckitt Street is listed as part of the terrace with which it was built and the description for the Grade II listed nos.1-7 Peckitt Street reads:

'Terrace of 7 houses, comprising 3 pairs of houses and 1 single house, now offices with gates and railings attached to Nos 2-6. Various builds c1840-1860. All of pink-grey brick in Flemish bond with doorcases and modillion eaves cornices of timber, and brick stacks to slate roofs. Railings of cast-iron on brick plinths with painted stone coping. EXTERIOR: all houses are of 3 storeys, 3 higher than those adjacent; Nos 1, 2 and 3 have basements. All houses have 2 first floor windows, except No.1 which has 3. Nos 1 and 2: plain pilaster doorcases with moulded cornice hoods on carved and grooved consoles have panelled reveals and doors of 6 raised and fielded panels beneath overlights. Windows are 12-pane sashes, except those on first floor of No.2 which has 1-pane lower sashes. Painted stone sill band to first floor windows, and painted stone sills to the others. No.3: plain doorcase with moulded cornice hood on scrolled grooved consoles has deeply recessed 4-panel door beneath plain overlight. Ground and first floor windows are sashes, with 6 panes to upper, 1 pane to lower, with painted stone sill band to those on first floor. On second floor windows are 12-pane sashes with painted stone sills. Chamfered ground floor band. Nos 4 and 5: plain doorcases with moulded cornice hoods on bulbous grooved consoles have 4-panel doors beneath divided overlights. All windows are 1-pane sashes with painted stone sills and slightly cambered arches. Nos 6 and 7: No.6 has plain doorcase with cornice hood on consoles and jewel stops on frieze blocks, and 4-panel door beneath divided overlight. No.7 has Doric doorcase, probably re-used, of fluted attached columns and mutule cornice, and replacement 6-panel door beneath overlight. Canted bay windows to right of doorcases, with colonnette mullions, and cornices on jewel-stopped modillions. No.6 has 12-pane sashes on first floor, and squat 6-pane sashes on second floor: No.7 has 1-pane sashes throughout. Continuous sill band on first floor, and painted stone sills elsewhere. INTERIOR: not inspected. SUBSIDIARY FEATURES: garden gates and railings are turned with spearhead tips. Gate standards are openwork panels incorporating anthemion motif, except those to No.6, which are turned and bulbous, with ball finials. No.1 is included on the list for the first time.'

- 4.04 Originally No.1 Peckitt Street had two ground floor rooms separated by a centrally placed lobby/hallway with access to a rear stair hall. The original stairs survive. There are two further rooms (former bedrooms) at first floor level and three (former bedrooms) at second floor level, the latter of which are accessed via a corridor. On both first and second floor levels, single WCs have been inserted into a cupboard space to the west of the stair hall. A single ground floor brick outbuilding was erected in the mid-late 20th century. The basement was not inspected as it will be unaffected by the proposals, however, given the lack of rear offshoots it is likely that the kitchen/scullery and services were originally located in this space.
- 4.05 The integration of No.6 Tower Street into No.1 Peckitt Street has led to a number of changes to this former townhouse. At ground floor level, the original entrance has been sealed shut internally with the door case and door retained externally. An opening in the original gable end of No.1 Peckitt Street has been created to provide internal access while internal access between the two rooms of No.6 has been sealed. The original stair hall to No.6 has been lost, but given the substantial size of the single ground floor room must have originally been a reception room (perhaps a dining or drawing room) with the stairs and perhaps also a kitchen to the rear. There are three rooms on the first floor; the current lobby is presumably the site of the original stair hall with two bedrooms to the front elevation (now offices). The second floor also has a lobby on the site of the lost stairs and an office and modern staff kitchen to the front. The stairs were probably removed when the connection was made to No.1. Peckitt Street and on each floor openings between the two front rooms have been blocked and on the ground and second floors openings created linked to No.1.



Figure 10: Frontage to application site

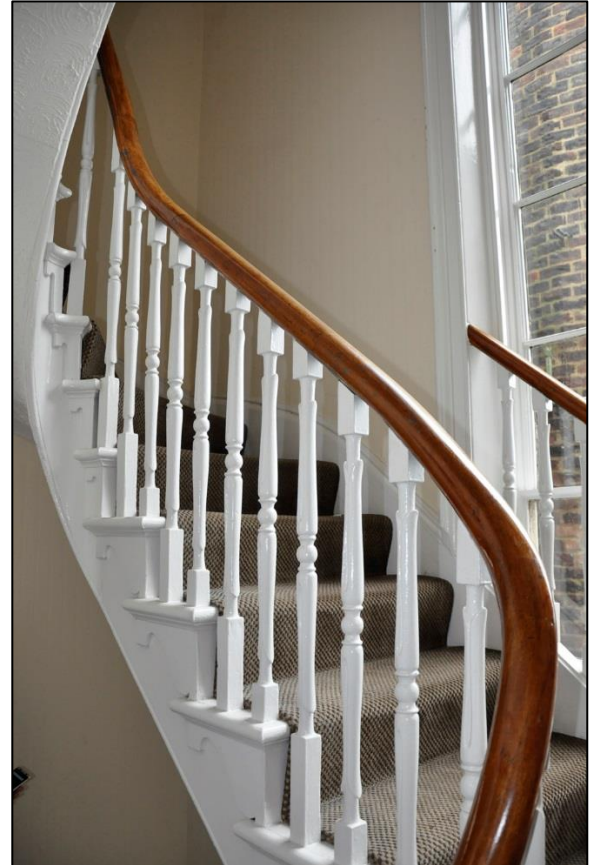


Figure 12: Historical stairs with moulded turned balusters at rear of No.1



Figure 11: Rear elevation with principal feature being stair hall window



Figure 13: Victorian window surround with decorative console brackets to first floor window

7 Tower Street

- 4.06 No.7 Tower Street is a brick two bay three storey former townhouse with dentilated eaves and moulded cornice matching that to Peckitt Street (**figure 10**). The slate roof is more steeply pitched with a higher ridge height than the neighbouring part of the application site. It has a brick gable end chimney with multiple pots. The entrance to Tower Street has a plain pilastered surround with flat pediment with dentilation. The door is six-panel with a plain glazed fanlight over. The windows are six over six vertical sashes with sash horns. There is a rendered masonry band separating the ground and first floors.
- 4.07 To the rear elevation the elevation occupies two wider bays as it widens slightly to take advantage of the plot near a corner (**figure 14**). The fenestration here is irregular, and has been made more irregular as a result of later alterations. There is a round headed window now lighting the first to second floor stairs in the south bay, under this the lower two storeys of this bay have been rebuilt when an extension shown on historical mapping and in the surviving fabric was removed in the late 20th century (**figure 15**). To the north bay is a modern six over six sash window on the first floor and a similar window above. There is an offset, larger ground floor window with rebuilt brickwork adjacent indicative of a single storey extension that has been taken down. There is also a patch of disturbed/rebuilt brickwork at both upper levels suggestive of small windows (WCs/bathrooms?) that have been infilled with any evidence of partitions internally since lost.
- 4.08 The listing description for Nos.6-7 Tower Street reads:
- 'Pair of houses, now offices. Mid C19. Pink and cream mottled brick in Flemish bond, with doorcases and bracketed eaves cornice of timber; slate roof with brick stacks. EXTERIOR: 3-storey 5-window front, curved on corner. Both houses have pilastered doorcases with impost, moulded cornice hoods on brackets and sunk-panel doors beneath overlights. Over door to No.6 is 3-light canted oriel window with moulded cornice on brackets. Other windows to No.6 are 4-pane sashes, to No.7 12-pane sashes with slender glazing bars. All windows have flat arches, and those on first floor have painted stone sill band, the others painted stone sills. INTERIORS: not inspected.'*
- 4.09 Internally the entrance door leads to a hallway with stairs to the rear (**figure 16**). There are then two rooms to the adjacent bay (one with a modern stationary cupboard subdivision). Both rooms have fireplaces (since removed) that probably heated dining/reception rooms. The rear extensions (since removed) likely housed the services. The arrangement on the first floor has been altered with the addition of a hallway but was likely two rooms originally. There is then a single room, originally a bedroom, on the second floor.



Figure 14: Rear elevation; note areas of infill and rebuilding and a number of modern window units

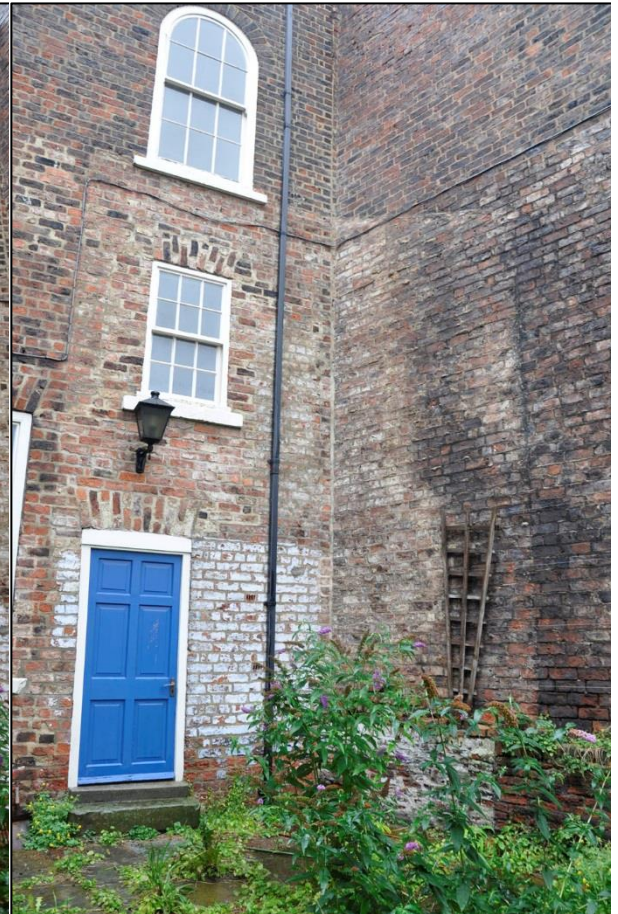


Figure 15: Roof and wall scar from demolished single bay two storey extension

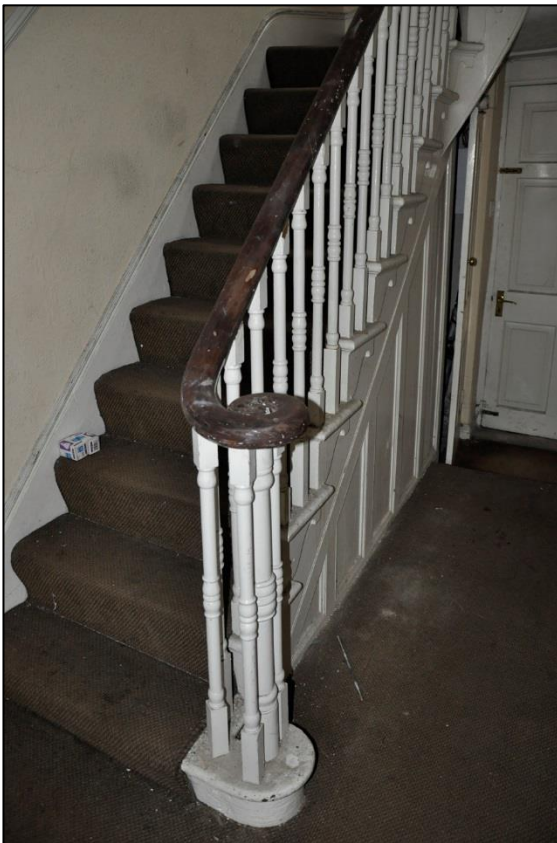


Figure 16: Original stairs, ground floor

Surroundings

- 4.10 The application site is located in character area 12: King's Staith & Coppergate Centre in the York Central Historic Core Conservation Area. Peckitt Street retains its character as mid-late 19th century townhouses arranged as a terrace while Tower Street is less coherent with a mix of two and three storey properties, some rendered and most with commercial uses and shopfronts at ground floor level. Clifford Street is a Victorian set-piece of civic architecture. Buildings here include a magistrate's court, fire station (incorporating the side elevation of a Victorian Methodist church), police station and technical institute. To the south is the riverside of the Ouse and townhouses along the South Esplanade and to the north is Clifford's Tower.



ASSESSMENT OF SIGNIFICANCE

- 5.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 5.02 The assessment of significance below has been informed by the English Heritage document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, in particular the identification of heritage values: evidential value, historical value, aesthetic value and communal value that contribute to a place's significance.
- 5.03 The significance of the application site at Nos.1 Peckitt Street and 7 Tower Street is considered to primarily derive from the elements described below:

Historical Heritage Values

- The properties date to the mid-late 19th century and externally can still be read as three historical townhouses. Their conversion into offices during the 20th century is of neutral historical significance but has otherwise had a detrimental impact.
- The site forms part of the Victorian era residential expansion to create dwellings in the area between Clifford's Tower and the River Ouse.
- Due to the extent of surviving original external fabric and character the illustrative heritage values strongly contribute with regards to the frontages.
- The properties retain some historical heritage value internally, despite much later alteration. The former No.6 Tower Street has been particularly heavily altered internally and the loss of fabric and legibility has compromised its significance. Important historical features that survive today include a historical staircase in both No.1 Peckitt Street and No.7 Tower Street, some original or early sash windows (with an original moulded surround to the canted first floor window to the former No.6) and architraves/panelling, occasional survival of historical moulded cornices and skirting, doors and evidence of former doorways since blocked. However, much of the internal timberwork has been renewed during the 20th century, often in a historical style and all the fireplaces have been removed or blocked.
- The layout and circulation makes relatively little contribution due to the extent of 20th century change to this. Nevertheless, the floor plan, while altered, remains legible in a number of areas with original internal walls being of some significance in signifying the original arrangement.
- The rear yard is very modest in size with only limited significance for its role as part of the original plot boundary and site of various offshoots, since demolished.
- There is no known association with a nationally important family, person, craftsman, event, movement or business. The associative historical values are therefore considered to be of no more than low local interest.

Aesthetic Heritage Values

- A substantial degree of the original design intention and fabric - such as original entrances, a number of sash windows, eaves cornice, masonry rendered band etc - survives on the front elevations and positively contributes to the significance of the listed building and character and appearance of the conservation area.
- The design value of the facades are high - proportions, massing, incorporation into the street scene and views to Clifford's Tower and along the street fronts all contribute to its significance.
- The rear yard has a detrimental effect on the aesthetic heritage values of the building by virtue of being in its setting and forming an unattractive feature with a mix of stone flags and areas of concrete with weeds and self-seeded vegetation. The modern outbuilding here is also a visually intrusive feature.

- The rear elevations have experienced a greater level of change and partial rebuilding at No.7. The lack of design coherence has reduced their significance in comparison to the facades but this evidence of change such as window renewal and removal of rear offshoots, does contribute to historical illustrative/evidential heritage value while the survival of original round arched stair hall windows and 19th century sash windows are of interest.
- The internal design interest is low and generally reflects modern office uses with staff kitchen, WCs and modern décor and finishes. There are, however, some surviving historical features, which have a higher degree of design interest – notably the staircases.

Evidential Heritage Values

- The grounds have high potential evidential heritage value given the presence of known medieval activity and buildings (a friary) here and nearby location of York castle. This potential is recognised by the fact that the site falls within York’s Area of Archaeological Importance. The remains of the former offshoots to No.7 may also survive in the rear yard and will have some evidential value.
- The buildings have evidential heritage values in the form of blocked doorways that reveal earlier circulation patterns, old fireplace grates/firebacks that would contribute to historical heritage values and old decorative schemes that may all survive concealed behind later fabric. The rear elevation to No.7 also displays much evidence of change.

Contribution of the Site to the Significance of York Historic Core Conservation Area

- The application site is part of an area with high archaeological potential, for example the site of an important medieval friary and potentially part of the outer bailey of the medieval castle. There is therefore potential to learn more about the early history of York.
- Part of the survival of Victorian townhouses.
- High group value with properties at Nos.2-7 Peckitt Street and the western side of Tower Street.
- Contrast with grand Victorian and earlier civic architecture and the medieval Clifford’s Tower, the largest surviving part of York Castle that was once the centre of government for the north of England.
- Contributes to local distinctiveness and the variety of architectural styles and forms that characterise this character area.
- Historic character with traditional materials and appearance of the site contributing to the strong historical character of the area.
- Prominent corner site with good views along Tower Street, Peckitt Street, Clifford Street and to and from Clifford’s Tower.

Summary Statement of Significance

The application site has been designated as being of special historic and/or architectural interest on the basis that it forms two Grade II listed buildings. It also falls within York’s Historic Core Conservation Area and Area of Archaeological Importance with potential for below-ground archaeology.

The significance of the site resides primarily in its historical and aesthetic values, particularly at the frontages and for its high contribution to the streetscape given its prominent corner location and good views to nearby heritage assets. There is a group value with the listed terrace at Peckitt Street. The interior is less significant but still retains some interest due to survival of some historical features, a partially surviving traditional floor plan and occasional design interest. The former No.6 Tower Street is of least interest due to the large-scale loss of its historical interior.

The modern brick store in the rear yard has a slight detrimental impact to the aesthetic heritage value of the listed buildings and the rear yard has high archaeological potential.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

The Proposal

6.01 This assessment has been prepared in connection with the application for listed building consent for conversion of the offices at No.1 Peckitt Street and No.7 Tower Street, York into 5 apartments and 1 townhouse with associated internal and external alterations. The design philosophy and approach is set out in Fining Associates Design and Access Statement (September 2017) and the alterations are set out in full on their drawing package:

- Site Location Plan, Plans as Proposed Basement and Ground Floor – 927.004 A.
- Plans as Proposed First and Second Floors – 927.005 A.
- Elevations as Proposed – 927.006 A.

Assessment of Heritage Impact

Proposal	Overall Impact to Heritage Significance
External Alterations	
Window refurbishments and repairs to period windows where there is a conservation need. Works will be undertaken on a like for like basis.	Moderate Beneficial Like for like repairs/refurbishments are needed to bring the functionality back to windows sealed shut due to paint or poor condition. This is part of best conservation practice and the long term sustainability of historic features and would preserve the special interest of the listed buildings and enhance the contribution that they make to the appearance of the conservation area.
Introduce secondary glazing with glazing bars to align with those of the existing windows.	Neutral The windows are single glazed. Given the location of the site, noise and pollution may be an issue for future residents. Unlike double-glazing secondary glazing is a fully reversible change that will mitigate noise and pollution while having no physical impact to the window fabric and resulting in no change to the listed building externally and therefore no change to the appearance of the conservation area.
Remove signage lettering on windows and remove plaques attached to the frontages that relate to former tenants.	Minor Beneficial These signs are all modern and relate to modern uses/tenants that are no longer relevant and slightly detract from the external appearance of the buildings. Their removal will help restore the character and appearance of the buildings as former townhouses and dwellings.
Introduce a new window to the first floor rear elevation of what was No.6 Tower Street in order to light a proposed bathroom. This will follow a traditional vertical sliding sash arrangement. Also replace a mid-late 20 th century window with a traditionally detailed sash window.	Minor Beneficial This elevation is not visible from the public realm and is largely hidden from view by the adjoining buildings in the application site. This change will not be visible from the public realm and will therefore have no impact upon character or appearance of the conservation area. The current fenestration and fenestration pattern to the rear of what was No.6 Tower Street is not considered to positively contribute to the building or conservation area at present as this is a functional elevation that lacks harmony or pleasing aesthetic design. The removal of a small amount of late 19 th century brickwork to facilitate the first floor window insertion will have a slight adverse impact. However, this is outweighed by the improvements to the fenestration pattern on this elevation (as this area is currently rather blank looking as it lacks a window) and because an inappropriately designed modern window will be replaced at ground floor level with a sympathetically designed six over six sash.
Rear yard, currently a mix of stone flags and areas of concrete to be re-laid in	Moderate Beneficial The removal of unattractive surfacing in poor repair with weeds and self-seeded vegetation with historically appropriate surfacing and a designed

Yorkshire Stone (or similar) paving with planted beds and potted plants. Also addition of a modestly sized bin store and removal of the modern outbuilding.	flower/planted area will enhance the aesthetic heritage values of this area and the contribution that it makes to the setting of the listed building. The same applies to the removal of the modern outbuilding. The boundary walls are unaffected.
Part single and part two-storey extension to the rear of No.7 Tower Street to create a kitchen and WC on the ground floor and shower room on the first floor. The single storey extension will have a contemporary glazed window and a glazed roof lantern with a low profile.	<p>Neutral to Slight Adverse</p> <p>The two storey element is located in an area where there was formerly a two storey extension and which has been partly rebuilt/repared in the late 20th century when the extension was taken down. The proposed window here will match the modern six-over-six sash to be taken out. The door here is most likely 20th century in date. No historic fabric will be lost and the pitched roof to this element better preserves the setting of the stair hall window above compared to the former extension here, which was situated immediately below the window.</p> <p>The single storey extension is located in an area where there was previously a single storey extension with a pitched roof, albeit this occupied a different footprint. The modern existing window under an older brick lintel will be removed.</p> <p>Impact is limited as very little historic fabric will be lost (mainly the courses below the ground floor and first floor windows to allow for doorways). Furthermore, this elevation cannot be seen from the public realm within the conservation area and historically there have been single and two storey extensions to the rear of No.7 and so there is no impact upon the character or appearance of the conservation area and the extensions help recapture the spirit of the 19th century offshoots.</p>
Replace the grey plastic soil pipe at the rear with black aluminium to resemble cast-iron.	<p>Minor Beneficial</p> <p>This will improve the appearance of the rear of the listed building and therefore strengthen its aesthetic heritage values.</p>
Proposal	Overall Impact to Heritage Significance
No.7 Tower Street: Ground Floor Internal Alterations	
Change of use from offices to a townhouse.	<p>Moderate Beneficial</p> <p>As a general rule the best use of a historical building is that for which it was designed. Converting these offices back into a townhouse represents an ideal use as this is what the building was designed to be and residential use is most in keeping with its character and appearance.</p>
Remove very modern partition wall in ground floor file store that currently form a stationary cupboard as part of the conversion of the room to a dining room.	<p>Minor Beneficial</p> <p>These partition walls have no design interest and are a functional modern insertion. Restoring the original room proportions (which will also better reveal the chimney breast as the partition butts against this) will result in a beneficial impact to the character of this space.</p>
Introduce a double door opening linking the two ground floor rooms which will be converted to a lounge and dining room.	<p>Minor Adverse</p> <p>The change to the circulation is very minor but some original fabric will be removed to create this opening. Fortunately, the skirting here dates to the 20th century while the historical cornice will be retained. However, some historical brickwork will be removed.</p>
Resolve damp issues to chimney breast in front ground floor room with introduction of a new vent and investigate repair	<p>Moderate Beneficial</p> <p>Conservation repairs and remedial action to resolve fabric issues are essential to maintain the fabric of the listed building and its sustainability.</p>

strategy and condition of stack and its ventilation.	
No.7 Tower Street: First Floor Internal Alterations	
Removal of the modern fire door and alterations to the hallway to create an en-suite to bedroom 1 with associated changes to internal access to adjacent bedrooms 1 & 3. The current door and door architrave to bedroom 1 will be reused.	Neutral to hallway and bedroom 3; Slight adverse to bedroom 1 west internal wall The hallway is a modern creation with a lightweight stud partition wall between this and bedroom 3 and therefore changes to this hallway and wall will not result in a heritage impact. The current door to bedroom 1, to be shifted slightly further north, will reuse the existing door and door case as this is likely historical but there will be a slight loss of fabric (masonry) from creating a new internal opening. The skirting is modern and so no historical timberwork will be lost.
Create an opening between bedroom 1 and landing as otherwise it would not be possible to access this room once the en-suite has been installed. The door and architrave will match that further north along this internal wall.	Minor Adverse The skirting here is modern but a new opening will remove some 19 th century brickwork and also represents a minor modification to the historical floor plan.
No.7 Tower Street: Second Floor Internal Alterations	
New opening to west wall of bedroom 2 to create access from proposed en-suite with door and surround to match that existing along this wall to the landing.	Minor Adverse The skirting here is modern but a new opening will remove some 19 th century brickwork and represents a minor modification to the historical floor plan.
Convert hallway to en-suite with introduction of short stretch of new partition wall.	Negligible This hallway is not a significant part of the character of the property and therefore its conversion to an en-suite with associated alterations will not affect its special interest. There is some impact to current visual spatial arrangement of open hallway but this is also a reversible change.
New door to bedroom 4 from landing, removal of cupboard and other fittings and infilling of current opening.	Slight Adverse The current opening has a modern door and its infilling is therefore a neutral change. The same applies to the modern staff toilets where their removal will not affect the special interest of the listed building. It is possible that the cupboard to be removed is older as it has solid walls and a panelled door which probably dates to the c.1930s. Therefore, the loss of these represents a slight adverse change.
Remove a stretch of wall to stairs on landing.	Minor Adverse This is a solid wall, unlikely to be modern in date, and therefore this change will likely remove older fabric; albeit represents a relatively minor loss of fabric with no design interest.
New internal section of wall to infill opening to former No.6 Tower Street.	Minor Beneficial This was originally part of the external wall to No.7 that later became a party wall to No.6 Tower Street. This opening is likely a modern change as there is a modern surround to the opening. There is no door. A new wall here will recapture the original floor plan and property division and is therefore a change that responds to the history of the building.
No.1 Peckitt Street: Ground Floor Internal Alterations to create flat 1	
Conversion of ground floor into one two bedroom flat.	Minor Beneficial Converting these offices back into a residential use represents a more appropriate use as the building was designed to be residential.
Convert the reception into a bedroom and the adjacent admin office into a second bedroom: remove office	Slight Beneficial The office fittings have design interest as a unified scheme with American cherry wood to skirting, doors and architraves etc. However, this is a late 20 th century scheme dating to the c.1970s with negligible heritage

fittings, a glazed office lobby wall and sealing an opening between the two bedrooms to afford privacy to the occupants.	significance that is not in-keeping with the historical character and original residential uses of the building. Therefore, re-establishing a domestic character is a slight beneficial change. Sealing the opening between the two bedrooms is also a slight beneficial alteration in that there was originally a wall here as this was the gable end of No.1 Peckitt Street prior to the erection of No.6 Tower Street. The opening here is a modern creation.
Creating an internal opening between bedroom 2 and the meeting room, which will become a kitchen-diner with living space.	Slight Beneficial When this was a townhouse there would have been an opening between these two rooms to provide circulation. The location of this is not apparent due to later infilling and finishes. However, re-establishing a connection, while potentially disturbing historic fabric, will recapture historical circulation.
Subdividing the current meeting room to create a bathroom.	Slight Beneficial The introduction of a room here recaptures the historical floor plan as the stairs to the upper floors were very likely located in this area with an internal partition. These stud partition walls will be lightweight and this is a reversible change. The walls will be cut to fit around the existing timberwork (skirting, cornice and dado) as these are original or early features.
Introduce suspended ceiling or plaster skim to kitchen diner.	Slight Beneficial This will be adjusted to retain visual access to the existing cornice and window head to mitigate any potential impact to the visual quality of this room. No historic fabric will be lost and the current ceiling is modern and unattractive so there is an aesthetic enhancement.
Rehanging door to flat 1 from shared stair hall to change opening direction.	Neutral There is no effect on the special interest of the listed building as this is a negligible alteration.
Removing modern cupboard housing electrics from proposed kitchen.	Slight Beneficial This cupboard has a slight detrimental impact at present and its removal will therefore be a positive change due to its functional modern appearance.
Infilling door opening between what will become bedroom 1 and proposed lobby to bathroom and kitchen diner.	Slight Beneficial This was originally the rear wall to No.1 Peckitt Street and later the party wall to No.6 Tower Street. This opening was likely created in recent years as part of creating a flow between the office spaces. Sealing this opening is a reversible change that recaptures the original and historical circulation pattern.
No.1 Peckitt Street: First Floor Internal Alterations to Create Flat 2	
Conversion of first floor to former No.6 Tower Street into a one bedroom flat.	Moderate Beneficial Converting these offices back into a residential use represents a more appropriate use as the building was designed to be residential. The footprint of this flat follows that of what was No.6 Tower Street, helping it to regain its original distinction and partition from No.1 Peckitt Street at this floor level.
Creation of an internal opening between offices 5 and 6, which will be converted to a bedroom and kitchen/lounge.	Minor Adverse A new opening will remove some 19 th century brickwork and represents a minor modification to the historical floor plan. While some original skirting does appear to survive in office 5, much appears to have been replicated by later 20 th century renewed skirting, including that to the area affected here. Original skirting appears to be confined to the wall facing the street front.
Conversion of lobby into a bathroom with associated alterations involving new stud partition walls and alterations to partition wall with office 5. The door will be encapsulated in-situ.	Neutral to Slight Beneficial This is an area that has experienced much change historically as the original stairs were very likely located here but have been removed. The affected partition wall is a modern wall (stud partition wall), although the door is potentially historical and will therefore be encapsulated rather than removed. Replacing the modern wall, which dog-legs, with a straight wall is a beneficial change as it introduces a more historically sympathetic arrangement.
No.1 Peckitt Street: First Floor Internal Alterations to Create Flat 3	
Conversion of first floor to No.1 Peckitt Street into a one bedroom flat.	Moderate Beneficial Converting these offices back into a residential use represents a more appropriate use as the building was designed to be residential. The footprint

	of this flat follows that of what was originally No.1 Peckitt Street, helping it to regain its original distinction and partition from No.6 Tower Street.
Creation of an entrance hall into office 7 and conversion of this to a bedroom. The new door and surround will follow the historical form seen in this location.	Negligible to Slight Adverse This will alter the original room volume but is a fully reversible change that will not lose any historical fabric and hence the impact is very limited.
Conversion of office 8 into a kitchen/lounge with a separate bathroom. A 20 th century cupboard will be replaced with kitchen units.	Negligible to Slight Adverse This will alter the original room volume but is a fully reversible change that will not lose any historical fabric and hence the impact is very limited. There is a historic cornice to the wall to office 7 and a later cornice to the wall to the landing. However, neither of these will be disturbed. The cupboard to be removed does not have any heritage significance.
New opening to link proposed bathroom and entrance hall and new opening to link proposed entrance hall with kitchen/lounge. Doors and surrounds will follow the historical form seen in this location.	Minor Adverse The cornice will not be disturbed and there is no historical skirting. However, these openings will remove some 19 th century brickwork and represents a minor modification to the historical circulation.
Existing door, frame and architrave to proposed bathroom to be retained, fixed shut and have stud wall infill to jambs.	Neutral The historical fabric will be encapsulated and no fabric will be lost.
No.1 Peckitt Street: First Floor Internal Alterations to Communal Space	
Conversion of WC to store.	Neutral This is a modern WC and its loss will not affect the special interest of the listed building.
No.1 Peckitt Street: Second Floor Internal Alterations to Create Flat 4	
Conversion of second floor to No.1 Peckitt Street into a one bedroom flat.	Moderate Beneficial Converting these offices back into a residential use represents a more appropriate use as the building was designed to be residential. The footprint of this flat follows that of what was the original No.1 Peckitt Street, helping it to regain its original distinction and partition from No.6 Tower Street.
Conversion of offices 9 and 10 into an open plan kitchen/lounge with conversion of the current WC into a bathroom with associated removal of partition walls, new stud walls and removal of three doors	Moderate Adverse This area is not particularly significant as it has lost its historical character and fixtures and fittings. However, these changes will alter the historical floor plan, circulation and remove some historical fabric and introduce a new internal arrangement. This erodes the legibility of the spaces affected as a traditional bedroom floor plan and thus there may be a moderate impact. The loss of modern skirting, the lack of cornices (i.e. none can be lost), the loss of modern and non-original cupboards will not result in an adverse impact.
Conversion of office 11 into a bedroom with removal and infilling of door to entrance hall to flat 5 due to change in tenancy at this location.	Negligible-Slight Adverse This is a modern door set in a room which does not contain any historical features/character and its removal will not affect the special interest of the listed building. However, there is a slight impact due to the change in circulation, albeit this is an easily reversible change as a door could be reintroduced here in the future.
No.1 Peckitt Street: Second Floor Internal Alterations to Create Flat 5	
Conversion of second floor to what was No.6 Tower Street into a one bedroom flat.	Moderate Beneficial Converting these offices back into a residential use represents a more appropriate use as the building was designed to be residential. The footprint

	of this flat follows that of what was No.6 Tower Street, helping it to regain its original distinction and partition from No.1 Peckitt Street at this level.
Insertion of a door and wall nibs to entrance hall to flat 5 in order to secure the flat.	Negligible-Slight Adverse The circulation route is slightly altered but this is a fully reversible change and no historical fabric will be lost.
Conversion of hallway into an entrance hall with part of rear wall to No.1 Peckitt Street removed to create access to the flat.	Slight Adverse There was formerly an opening in this location, which has been infilled. However, this opening will be wider than that removed/infilled and therefore there remains a slight adverse impact due to slight loss of masonry walling.
Conversion of lobby into a bathroom with associated alterations involving new stud partition walls. The door to office 12 (to be converted to a kitchen/living room) is c.1930s in style and will be encapsulated in-situ.	Negligible-Slight Adverse This is an area that has experienced much change historically as the original stairs were very likely located here but have been removed. The door is potentially historic, c.1930s, and will therefore be encapsulated rather than removed. No historic fabric will be lost and the changes are reversible, although the introduction of a new stud wall will have a slight impact upon the historic floor plan.
New doorway to proposed kitchen/living room.	Minor Adverse This is a solid wall, unlikely to be modern in date and therefore this change will likely remove older fabric, albeit it represents a relatively minor loss of fabric with no design interest. It also represents a minor change to circulation.
Conversion of a staff kitchen to bedroom with removal of kitchen fixtures and fittings.	Slight Beneficial The kitchen is tired and has no historical character, being modern fittings and fixtures. The removal of these will enhance the aesthetic character of the space. No historical fabric will be lost or disturbed.

Summary of Impact to the Listed Building and upon the York Central Historic Core Conservation Area with nearby Designated Heritage Assets

- 6.02 The proposed interventions set out on the table above will generally have very modest impacts - mainly ranging from low adverse to low beneficial heritage impacts to the significance of the listed buildings. No changes have been identified that will result in high or substantial impact to the listed buildings or their special interest. A residential use is considered to be the best use for the buildings as it recaptures their original use and design intention, which has been eroded through later development as offices.
- 6.03 The impact upon the conservation area is positive as enhancements to the façade will be visible from the street fronts and public realm. The traditional character of the buildings facades will be reinforced through these changes, that also seek to ensure that the future of the building and its fabric is sustainable.
- 6.04 No proposed alterations have been identified that would adversely affect the setting of any designated heritage assets in the surroundings to the site.

Sustainability and Public Benefits

- 6.05 This is a permanent sustainable development in a sustainable location as defined in the National Planning Policy Framework. There are minor public benefits associated with the scheme in terms of:
- Economic: employment for local tradesmen during the works. Council Tax receipts from the future occupants would contribute to the maintenance of local public services.
 - Social: addresses a demand for accommodation in this popular city centre.
 - Environmental: Repair and reuse of historic buildings secures their long-term sustainability and is more environmentally friendly than replacing them with new building. There will also be passive solar gain through glazing to the extension.

CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed conversion of offices at No.1 Peckitt Street and No.7 Tower Street to their original residential use. The works will convert these Grade II listed buildings into a townhouse and apartments. The site falls within the York Central Historic Core Conservation Area that contains a number of nearby designated heritage assets and is within an Area of Archaeological Importance.
- 7.02 This report finds that although the buildings are of special architectural and historical interest they have been much altered as a result of their conversion to offices in the 20th century and none of the proposed changes would seriously effect the special interest of the listed buildings or the character and appearance of the conservation area. No changes will result in high or substantial harm to the listed buildings as defined in the NPPF and most changes will have a minor impact.
- 7.03 It is considered that the proposals enhance the appearance of the York Central Historic Core Conservation Area, preserve the special interest of the listed buildings overall and preserve the contribution that the setting makes to nearby designated heritage assets. As a result, it accords with the objectives of Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* and those sections of the National Planning Policy Framework that relate to heritage assets and the historic environment, while bringing minor public benefits.

SOURCES CONSULTED

Communities and Local Government (2012). *National Planning Policy Framework*.
 English Heritage (2008). *Conservation Principles, Policies and Guidance*.
 Listing descriptions for No.1 Peckitt Street and No.7 Tower Street.
 Ordnance Survey maps of York.
 Royal Commission on Historical Monuments (England). *An Inventory of the City of York*.
 York Central Historic Core Conservation Area Appraisal.

Websites

City of York Council Historic Environment Record - <https://www.heritagegateway.org.uk/gateway>
 City of York Council Planning Applications - <https://planningaccess.york.gov.uk/online-applications>
 Historic England Archive - <http://archive.historicengland.org.uk>
 Imagine York - York City Council - https://cyc.sdp.sirsidynix.net.uk/client/en_GB/yorkimages
 Pastscape - <https://www.pastscape.org.uk>
 York Press - <http://www.yorkpress.co.uk/pics/archive>

APPENDIX A ~ LIST DESCRIPTIONS

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 6 and 7 Tower Street

List Entry Number: 1256379

Location: 6 and 7 Tower Street

District: York

Grade: II

Date First Listed: 14 March 1997

Listing NGR: SE 60396 51472

Pair of houses, now offices. Mid C19. Pink and cream mottled brick in Flemish bond, with doorcases and bracketed eaves cornice of timber; slate roof with brick stacks. EXTERIOR: 3-storey 5-window front, curved on corner. Both houses have pilastered doorcases with impost, moulded cornice hoods on brackets and sunk-panel doors beneath overlights. Over door to No.6 is 3-light canted oriel window with moulded cornice on brackets. Other windows to No.6 are 4-pane sashes, to No.7 12-pane sashes with slender glazing bars. All windows have flat arches, and those on first floor have painted stone sill band, the others painted stone sills. INTERIORS: not inspected.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 1-7 (consecutive) and gates, and railings attached to Nos.2-6

List Entry Number: 1256894

Location: 1-7 Peckitt Street

District: York

Grade: II

Date First Listed: 24 June 1983; No.1 added to listing on 14 March 1997

Listing NGR: SE 60358 51460

Terrace of 7 houses, comprising 3 pairs of houses and 1 single house, now offices with gates and railings attached to Nos 2-6. Various builds c1840-1860. All of pink-grey brick in Flemish bond with doorcases and modillion eaves cornices of timber, and brick stacks to slate roofs. Railings of cast-iron on brick plinths with painted stone coping. EXTERIOR: all houses are of 3 storeys, 3 higher than those adjacent; Nos 1, 2 and 3 have basements. All houses have 2 first floor windows, except No.1 which has 3. Nos 1 and 2: plain pilaster doorcases with moulded cornice hoods on carved and grooved consoles have panelled reveals and doors of 6 raised and fielded panels beneath overlights. Windows are 12-pane sashes, except those on first floor of No.2 which has 1-pane lower sashes. Painted stone sill band to first floor windows, and painted stone sills to the others. No.3: plain doorcase with moulded cornice hood on scrolled grooved consoles has deeply recessed 4-panel door beneath plain overlight. Ground and first floor windows are sashes, with 6 panes to upper, 1 pane to lower, with painted stone sill band to those on first floor. On second floor windows are 12-pane sashes with painted stone sills. Chamfered ground floor band. Nos 4 and 5: plain doorcases with moulded cornice hoods on bulbous grooved consoles have 4-panel doors beneath divided overlights. All windows are 1-pane sashes with painted stone sills and slightly cambered arches. Nos 6 and 7: No.6 has plain doorcase with cornice hood on consoles and jewel stops on frieze blocks, and 4-panel door beneath divided overlight. No.7 has Doric doorcase, probably re-used, of fluted attached columns and mutule cornice, and replacement 6-panel door beneath overlight. Canted bay windows to right of doorcases, with colonnette mullions, and cornices on jewel-stopped modillions. No.6 has 12-pane sashes on first floor, and squat 6-pane sashes on second floor: No.7 has 1-pane sashes throughout. Continuous sill band on first floor, and painted stone sills elsewhere. INTERIOR: not inspected. SUBSIDIARY FEATURES: garden gates and railings are turned with spearhead tips. Gate standards are openwork panels incorporating anthemion motif, except those to No.6, which are turned and bulbous, with ball finials. No.1 is included on the list for the first time.



humble
HERITAGE
www.humbleheritage.co.uk
14 Ashbourne Way, York, YO24 2SW
E: contact@humbleheritage.co.uk
M: 07548 624722
T: 01904 340591