

Bathurst House, 86 Micklegate, York

Heritage Statement

April 2018



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Bathurst House at 86 Micklegate, York

Heritage Statement

EXECUTIVE SUMMARY

Site Name: Bathurst House, 86 Micklegate, York

Address: 86 Micklegate, York, YO1 6LF

Local Planning Authority: City of York Council

County: North Yorkshire

Statutory Listing: Grade II*

Conservation Area: York Central Historic Core Conservation Area

Scheduled Monument: N/A

Date of Property: Early 18th century with 19th and 20th century extensions and alterations

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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 completed this Heritage Statement during April 2018 on behalf of the owner applicant and in consultation with their project architect Charlotte Kitchen Architects Ltd. This assessment is intended to inform and accompany a listed building consent application in connection with a proposed scheme to convert the vacant Bathurst House, last used as offices, into a family home. This report assesses the origins, historical development and current character of the property known as Bathurst House at 86 Micklegate York, its heritage significance and the potential impact of the proposals upon this significance.

Bathurst House is an early 18th century townhouse built for Charles and Frances Bathurst. It was much altered in the early 19th century when it was raised from two to three storeys and internally refurbished. It was then extended to the rear in the late 19th and 20th centuries and the detached coach house in the grounds has been lost. The building has historically been used as a private residence, doctor's surgery, hotel, apartments and offices. It is currently vacant.

Bathurst House is a Grade II* listed building of more than special architectural or historic interest. It also falls within the York Central Historic Core Conservation Area and York's Area of Archaeological Importance and lies close to a number of nearby listed buildings, mainly Georgian townhouses but also including the Grade I listed Church of Holy Trinity and later properties.

This report assesses the significance of Bathurst House 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.

The assessment of significance in this report finds that Bathurst House is one of the most important houses on Micklegate and is most significant for its early use of Georgian architecture and retention of a number of Georgian and Regency architectural features and fittings. It also has strong historical connections with dignitaries such as Charles Bathurst, High Sheriff of Yorkshire. The property is a prominent structure on the street scene being at the corner of Micklegate and Barker Lane and it makes a strong positive contribution to the character and appearance of the conservation area. The service wing to the rear is less significant when compared to the main house due to the greater extent of Victorian and modern extensions and internal change to plan form with associated widespread loss of historical fixtures, fittings and character. The modern extensions and detached garden building/workshop to the rear of the garden and internal modern changes have a significance that ranges from neutral to detrimental/intrusive.

The building no longer meets the requirements for a modern office and given its original use as a private house it is considered appropriate to recapture this original use. The proposals will result in a range of positive heritage impacts to the character and appearance of the conservation area and fabric of the listed building. Particularly welcome changes are the removal of unsympathetic modern accretions and materials and the repair and conservation of the historic building. Overall, the proposals are considered to preserve its special interest and therefore comply with national and local heritage planning policies.

INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been completed by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, on behalf of the owner and applicant and in consultation with their specialist advisor Charlotte Kitchen Architects Ltd during April 2018. Site visits have been made to Bathurst House on 9 May, 4 August, 4 September and 12 October 2017 and heritage advice offered, which has informed the final designs.
- 1.02 The aims of this report are to:
- Inform the owner of the site and their architect with respect to the heritage implications of the proposed re-development of Bathurst House.
 - 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 and the setting of nearby heritage assets.
 - 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 site visits, analysis of historic Ordnance Survey maps of the area and secondary and primary source material, in particular research by the Royal Commission on the Historical Monuments of England (RCHME). Material held at Historic England Archives has been consulted, which covers Bathurst House. The Conservation Area Character Appraisal for the Micklegate area has also been reviewed as have old photographs of the property from the local studies collection at York and available at Imagine York – City of York Council and Historic England Archives. A full list of sources consulted is provided in section 8 of this report.
- 1.04 Room numbers referred to in this report cross reference with those shown on 'as existing' measured survey drawings labelled by Charlotte Kitchen Architects Ltd.

SITE LOCATION AND HERITAGE PLANNING CONTEXT

Site Location

- 2.01 The application site is located on the corner of Micklegate and Barker Street in York city centre (**figure 1**). Micklegate is the main southerly route into the city centre and is entered from the south by Micklegate Bar that pierces the medieval city walls. Micklegate is a densely urbanised busy city street while Barker Street is a historic narrow lane that links Micklegate to Toft Green/Tanner Row.



Figure 1: Location plan with site and its immediate surroundings in purple circle

Heritage Planning Context

- 2.02 Bathurst House is a Grade II* listed building of more than special architectural or historic interest. It is located within the York Central Historic Core Conservation Area and York City Centre Area of Archaeological Interest. There are a number of further listed buildings within the surroundings.
- 2.03 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraph 14). 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*'.
- 2.04 For listed building consent applications Section 16(2) Planning (Listed Buildings and Conservation Areas) Act 1990 states that '*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. For planning applications Section 66(1) of the same 1990 Act states that '*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'. Section 72(1) of the Act states that '*In the*

exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

- 2.05 Paragraph 131 of the National Planning Policy Framework advises Local Planning Authorities to consider the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation. Paragraph 132 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'.*
- 2.06 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'.*
- 2.07 There is no formally adopted Local Plan for York. The local planning authority have relied on the Development Control Local Plan Incorporating the Fourth Set of Changes, which was approved for development management purposes only in April 2005. Policies HE2 Development in historic locations, HE3 Conservation areas, HE4 listed buildings, HE5 demolition of listed buildings and buildings in conservation areas and HE8 conversions and therefore relevant. However, it does not form part of the statutory development plan for the purposes of Section 38(6) of the 2004 Planning and Compulsory Purchase Act, which states that planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 2.08 The planned consultation on the original Publication Draft Local Plan, which was approved by Cabinet on the 25th September 2014, was suspended pending further analysis of housing projections. However, a revised Local Plan Publication Draft has been issued for consultation on 21st February 2018. Given the stage that the emerging Local Plan is at, it is considered that relevant policies should be afforded some weight.
- 2.09 In this regard, Policy D4 covers Conservation Areas and states that:

'Development proposals within or affecting the setting of a conservation area will be supported where they:

- i. are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;*
- ii. respect important views; and*
- iii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.*

Outline planning applications for development within or affecting the setting of conservation areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance of the Conservation Area.

Changes of use will be supported when it has been demonstrated that the primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the conservation area.

Harm to buildings, open spaces, trees, views or other elements which make a positive contribution to a Conservation Area will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Conservation Area will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.'

- 2.10 Policy D5 (Listed Buildings) clarifies the Council's approach to proposals affecting a listed building and states that:

'Proposals affecting a Listed Building or its setting will be supported where they:

- i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and*
- ii. help secure a sustainable future for a building at risk;*
- iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building.*

Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use would not harm its significance.

Harm to an element which contributes to the significance of a Listed Building or its setting will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Listed Building will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.'

- 2.11 Policy D11 (Extensions and Alterations to Existing Buildings) is also relevant. This says that proposals to extend, alter or add to existing buildings will be supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of current and neighbouring occupiers, contribute to the function of the area and protect and incorporate trees.

Planning History

- 2.12 A review of on-line planning applications pertaining to the application site has revealed one historical application at 86 Micklegate whereby listed building consent was sought for the display of a non-illuminated mounted plaque (retrospective) and a non-illuminated hanging sign on an existing bracket together with re-opening up of an internal doorway on the ground floor. This application (reference 14/02804/LBC) was approved in 2015 but the doorway, currently a reception hatch to room G9, has not been reopened.

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, review of previous planning applications, a site visit, and review of secondary source material, in particular research by the Royal Commission on the Historical Monuments of England (RCHME) with associated unpublished building file held in the Historic England Archives. A full list of sources is set out in section 8 of this report and the listing description is reproduced in Appendix A.

Medieval and Early Post-Medieval Development of the Site

- 3.02 Micklegate forms a principal historical route into the city of York. It formed the end of the important Roman road from Tadcaster to the civilian town and linked to roads ultimately reaching the Roman fortress on the opposite bank of the River Ouse. The present alignment of Micklegate dates from the Viking occupation of York and its character has been formed from developments in the medieval, post medieval and 17th, 18th and 19th centuries.
- 3.03 Barker Lane was formerly known as Gregory Lane (after the small parish church of St Gregory which, until c.1585, stood on its east side). The lane follows the line of a Roman street and is evidenced in documents from the early 13th century. It led from Micklegate to the main gateway of the Dominican Friary, built on the site of the earlier King's House and Chapel.
- 3.04 The site of Bathurst House was that which, in c.1230, belonged to Agnes, first wife of Nicholas de Bugthorp (RCHME 1972). It was later granted to maintain a canon in the Priory of Healaugh Park, under the description '*between the lane next to St. Gregory's Church and the house of William, son of Agnes, and from Myclegate to North-street*' (YASRS, XCII for 1935 (1936), 155-6, 161).
- 3.05 An early cartographic source is provided by John Speed's Map of York c.1610 (**figure 2**). A building on the site of Bathurst House is shown on this map and both Micklegate and Barker Lane are lined with properties.

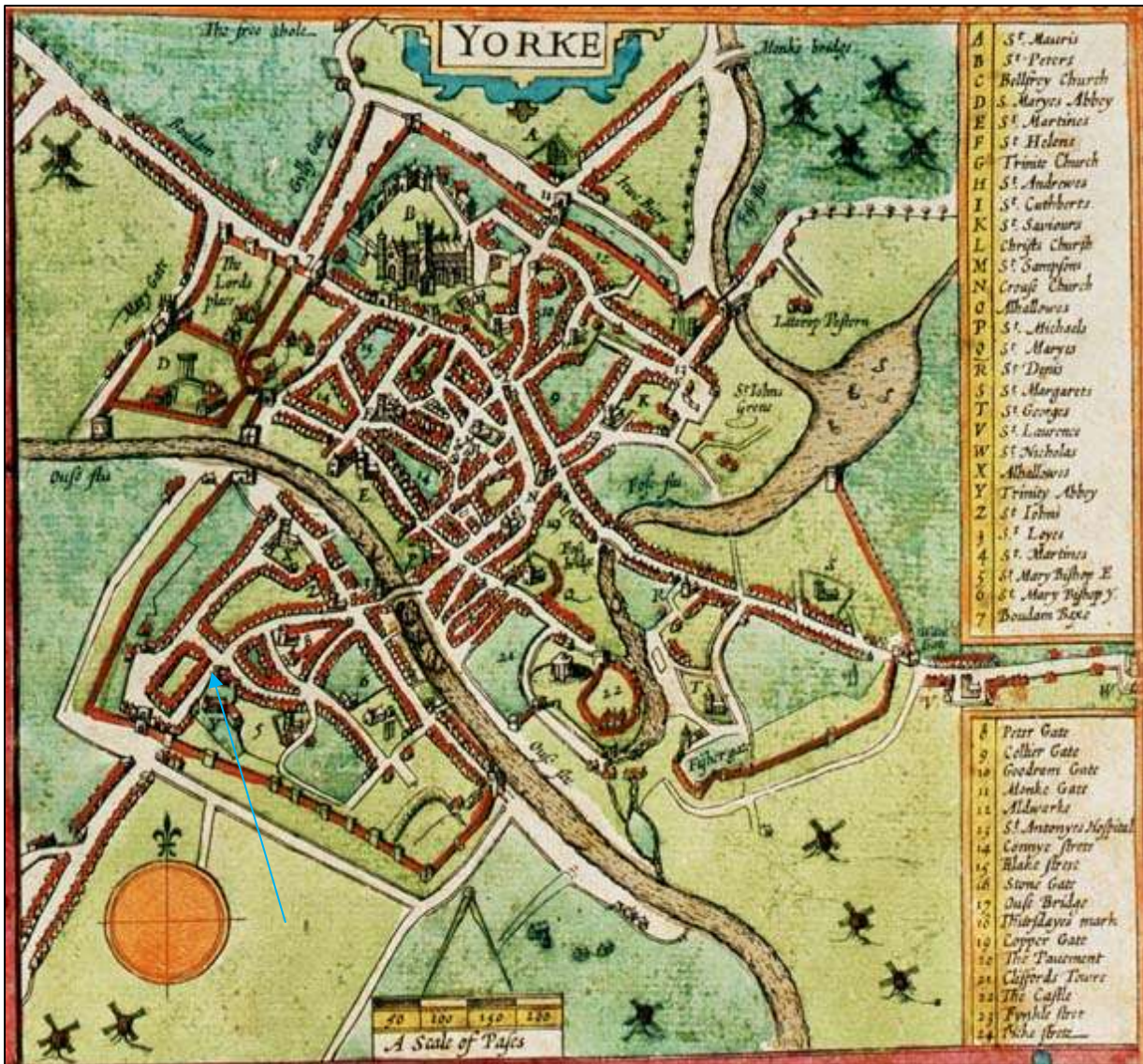


Figure 2: Map of York, c.1610, John Speed: (see blue arrow added by the author marking the application site)

Early Eighteenth Century Origins of Bathurst House

- 3.06 Bathurst House was built as a townhouse in the early years of the 18th century and the RCHME note that it was built before September 1718 when it is mentioned in the House Book of 1706-1719. An entry dated 3 September 1718 refers to a licence for Mr Bathurst to erect railings or palisades 23ft before the front of his house in the street in Micklegate. It is also depicted on John Cossin's plan produced in the 1720s (**figure 4**) and on the South-West Prospect of the Ancient City of York engraving by John Haynes in c.1731 where it is marked on the panorama as No.9 and is labelled as 'Bathurst House'. Writing in his tome *Eboracum* published in 1736, Drake describes it as 'Charles Bathurst's house newly built at Gregory [Barker] Lane end'. Charles Bathurst was then High Sheriff of Yorkshire. However, that the house is earlier than this is proved by the survival of rainwater pipes bearing the Bathurst crest (which includes a snake eating its own tail held in a left hand) on the hoppers and square section of the fallpipes (**figure 5**) with heads on which are the letters CFB. This is evidently for Charles Bathurst, a lawyer in Leeds and father of the High Sheriff, and his wife Frances, both of whom died in the first six months of 1724. When Frances died she was buried in nearby St Martin-cum-Gregory. The younger Charles Bathurst never married and died in 1743, after which the house was occupied for a time by the Hon. Abstrupus Danby (Borthwick Inst., Rate Books of St. Martin-cum-Gregory; cf. Davies, 139).

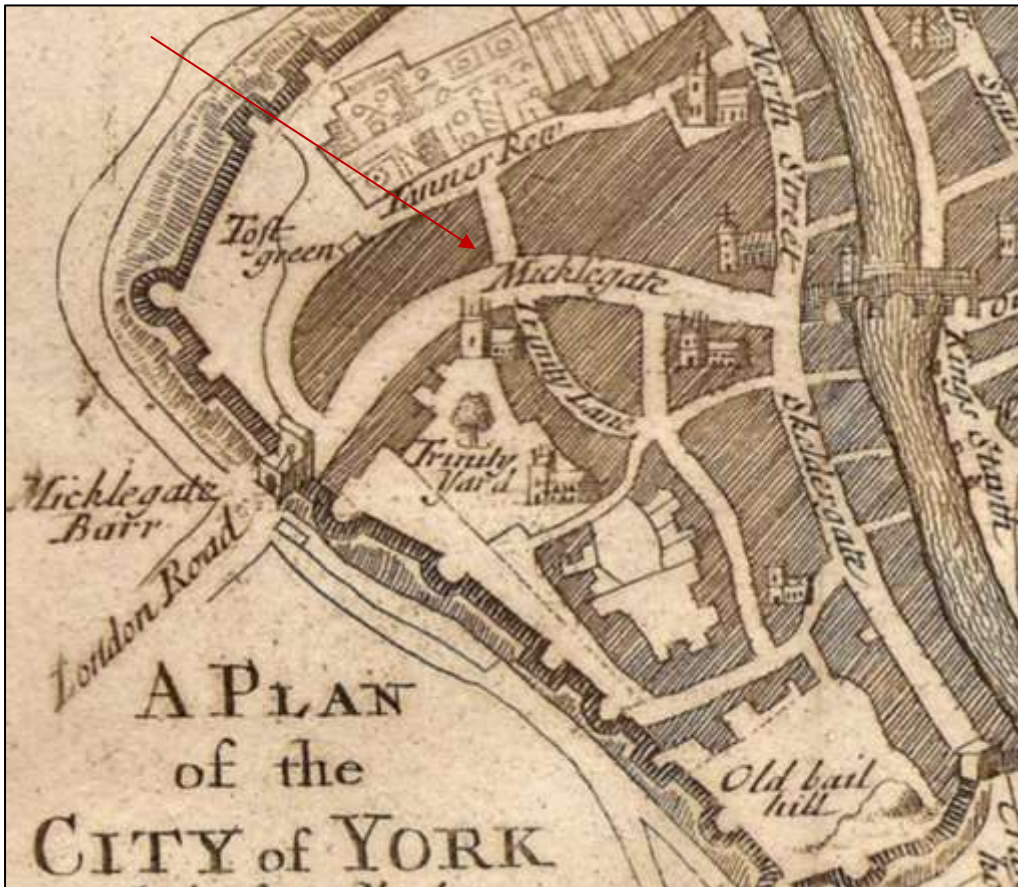


Figure 3: A Plan of the City of York by Thomas Gent, 1730 illustrates the site as part of a built up area at Micklegate, Barker Lane and Tanner Row (approximate location of site marked with an arrow added by author)

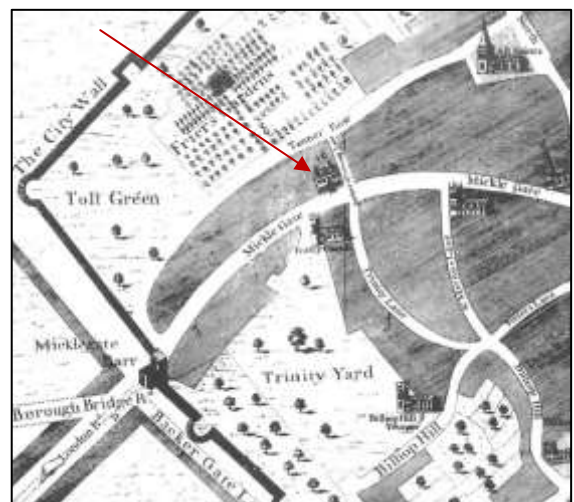
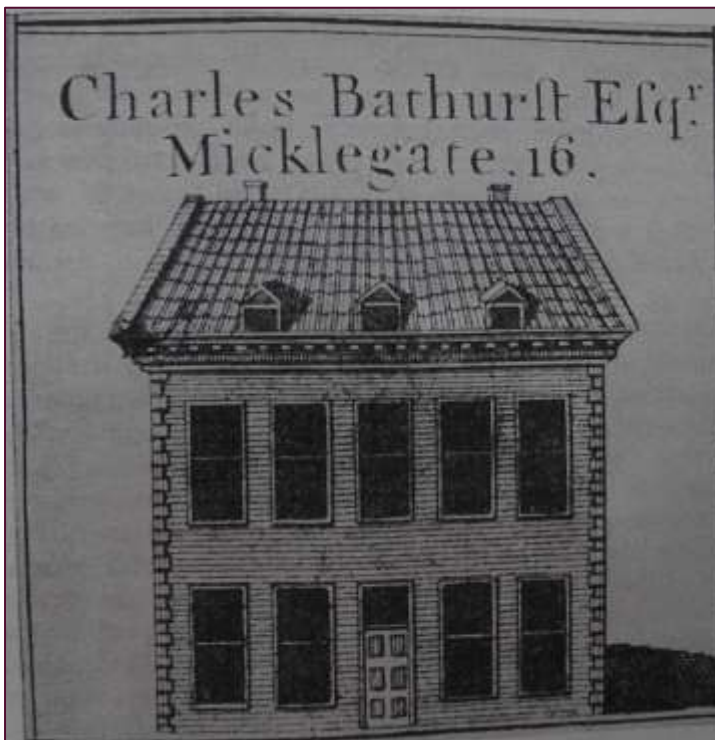


Figure 4: Bathurst House as depicted on Cossin's 1720s plan (right) as a two-storey townhouse with attics lit by dormer windows (left)

3.07 The house was originally two storeys with basement and attics, the latter lit by three dormer windows in a pantile roof as shown in the view on Cossin's plan (**figure 4**). There was a service wing to the

rear facing onto Barker Lane, with a detached coach house and stables at the end of the garden to the north. This opened onto Toft Green.



Figure 5: Original drain hopper and fall pipe detail with Bathurst crest and decorative detail with initials of the owners CFB i.e. Charles and Frances Bathurst

- 3.08 By 1752 the property had passed to Henry Masterman senior, who advertised it to let as '4 rooms below and 5 chambers above, with 5 good garrets, a kitchen, washhouse, laundry, large cellars, garden, 2 coach-houses, stable for 9 horses' (*York Courant*, 9 October 1753). This indicates some change to the floor plan after this date as there are currently four, not five, first floor rooms.
- 3.09 The property, after the death of Henry Masterman senior in 1769, descended through his son, Henry Masterman junior, to Henrietta Masterman who married Sir Mark Masterman Sykes. The Roman Doric surround to the entrance is of the second half of the 18th century and was therefore an addition by Henry Masterman or his son or perhaps Masterman Sykes.
- 3.10 After passing through several occupants, including that of William Cadday (d. 1806), Sheriff of York in 1797–1798, the house was sold by Sykes for £1350 in 1813 to Mrs. Elizabeth Richardson, and soon afterwards resold to Mrs. Lucy Willey, who occupied the house herself until 1838.
- 3.11 The house was heightened to a full third storey c.1820–1825 (probably early in the occupancy of Mrs. Lucy Willey, who appears in the Rate Books from 1818 to 1839 as in 1823 the assessment was raised from £16 to £17). At the same period, various interior fittings were replaced in the Regency style and many of these survive today.
- 3.12 Bathurst House was later the home of the Misses Sandys (1838–1849), of William Frederick Rawdon (1850–1855), and of Dr Caleb Williams, surgeon, who died in 1871. The first accurate cartographic depiction of the property occurs in 1852 when it was surveyed in the first edition Ordnance Survey map (**figure 6**). This depicts the main house, service wing to the site of Barker Lane and detached stables/coach house in the grounds. The map also shows a small single bay building in the angle of the service/domestic wing and main house. This has been replaced with a modern single storey build on this approximate footprint.

- 3.13 Later extensions and alterations were made to the service wing at the rear and the stables (detached building) at the rear of the garden was removed. At least some of this work was done in 1873 for the North-Eastern Railway, which owned the premises in 1872–1879 and converted them into offices for the District Goods Manager, Southern Division (Title Deeds; information from British Transport Historical Records, York). This is captured on the 1892 Ordnance Survey map (**figure 8**).



Figure 8: Ordnance Survey map, 1892; surveyed in 1889

- 3.14 After the period of occupation as railway offices it again became a surgeon's residence from 1879 to 1909. During this time part of its frontage was captured in a photograph dated to the c.1890s (**figure 9**). At this date at least two of the first floor windows had timber shutters and there was ivy growing up the ground and first floor walls.



Figure 9: Bathurst House in the 1890s (© City of York Council – reference Local studies collection, y9_mic_383)

Twentieth Century Historical Development

- 3.15 In 1911 the property was converted from a surgeon's residence to the Central Hotel, which it remained until 1921. For almost 40 years thereafter it was the York Y.W.C.A (charity providing support, accommodation and advocacy for women). The rear extension (currently a kitchen) to the service/domestic wing was erected between 1909 and 1931 based upon cartographic evidence (**figure 10**) and was presumably erected to serve the Central Hotel.



Figure 10: Ordnance Survey map, 1931 showing an extension to the former service/domestic wing

- 3.16 Bathurst House was purchased from the YWCA by the builder J. Yates and then by the University of York in 1963. When the RCHME visited in c.1964 the author reported in the unpublished site visit record notes that within the last three years the house had been converted into apartments with false ceilings inserted together with 'considerable hardboard partition walls. The service staircase in the rear wing has been boxed in and this has also happened to the staircase from the 1st floor to the 2nd of the main house (serving the original attics)'. A selection of drawings, phased plan and photographs produced by the RCHME are reproduced below (**figures 11-13**).



Figure 11: Bathurst House in c.1964 (© RCHME)

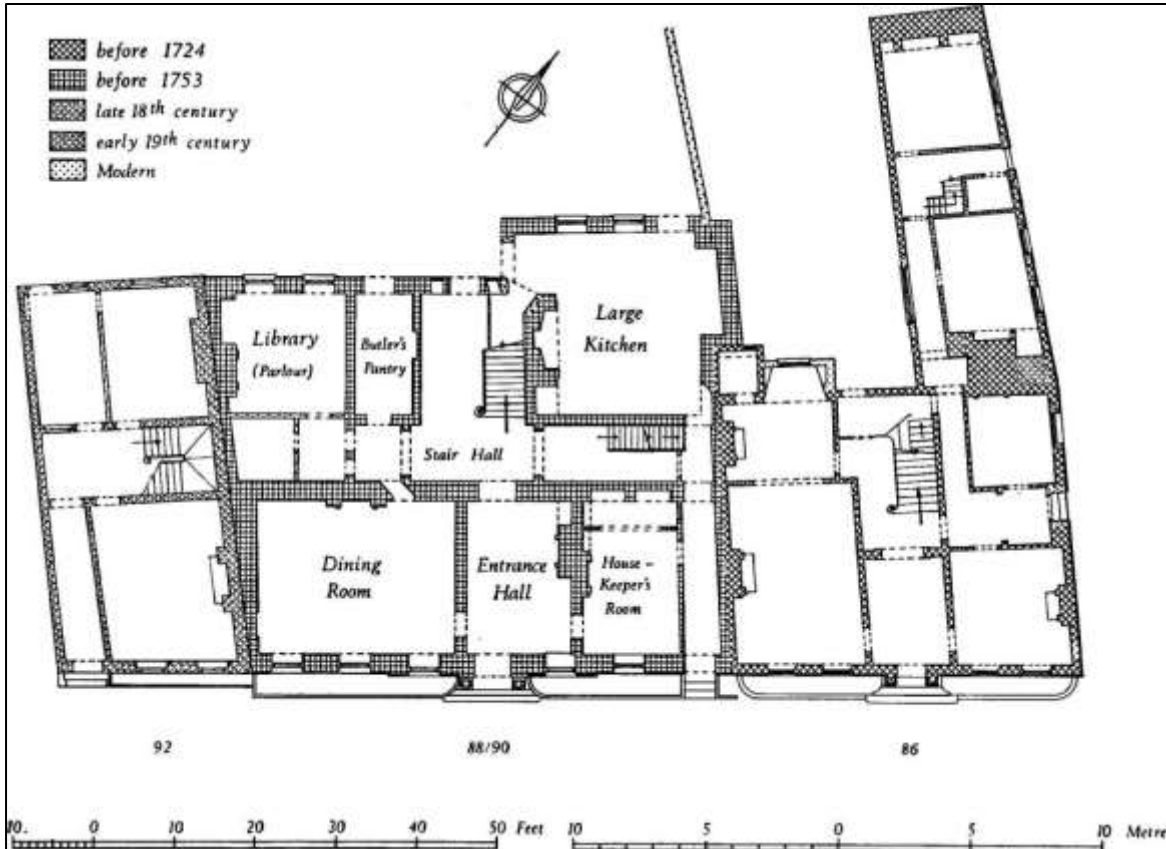


Figure 12: Ground floor plan with phasing for nos.86, 88-90 & 92 Micklegate (© RCHME, figure 68)

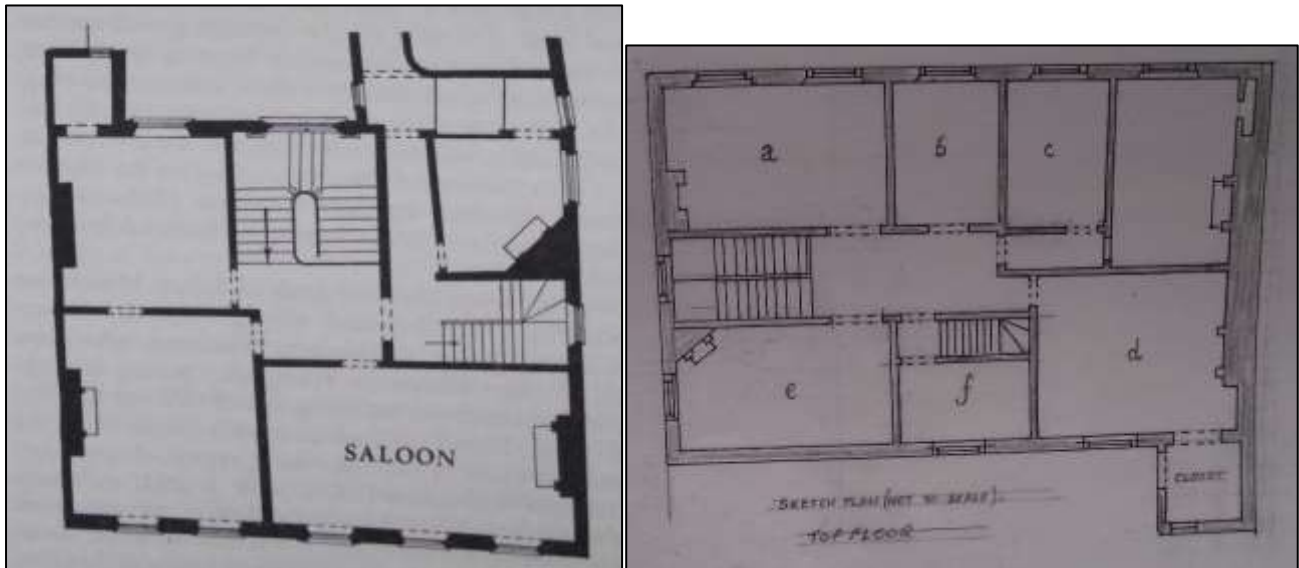


Figure 13: First (left) and second (right) floor plans for Bathurst House (© RCHME, figure 57)

- 3.17 From the late 20th century until 2017 a firm of chartered accountants leased Bathurst House and changes observable at the site since the record made by the RCHME likely date to this period, as the house was converted from apartments to offices to suit the firm. Proposal plans by John Dossor & Partners (engineers based in York) dated 1983 and prepared on behalf of Messrs. Barron & Barron show a number of modifications to circulation and fabric, especially on the ground and first floors (**figure 13b**).
- 3.18 Changes around and after 1983 include toilets to the basement, a new door and opening (D21G) to room GF9 and conversion of the existing door to GF9 from GF1 to a reception hatch, infilling of the large archway formerly linking rooms GF9 & GF7, and the conversion of the existing door to a reception hatch and new front door. Some of these changes are shown on the 1983 plans by John Dossor & Partners, alongside various changes to the rear wing at ground floor level. To the first floor the rear rooms (FF22-23) have been subdivided with stud walling and within the main house the attic stair has been altered with a new corridor arrangement introduced (FF6-7) which has compromised the original plan form of room FF9 and its original opening in addition to the original stairs to attic (see **figure 13b**). The second floor has also been altered with all modern doors to offices and a fire escape to the rear adjacent to store room SF8.
- 3.19 The applicants and current owners purchased the building in 2017 and are now seeking permission to convert it from office use to a family home.

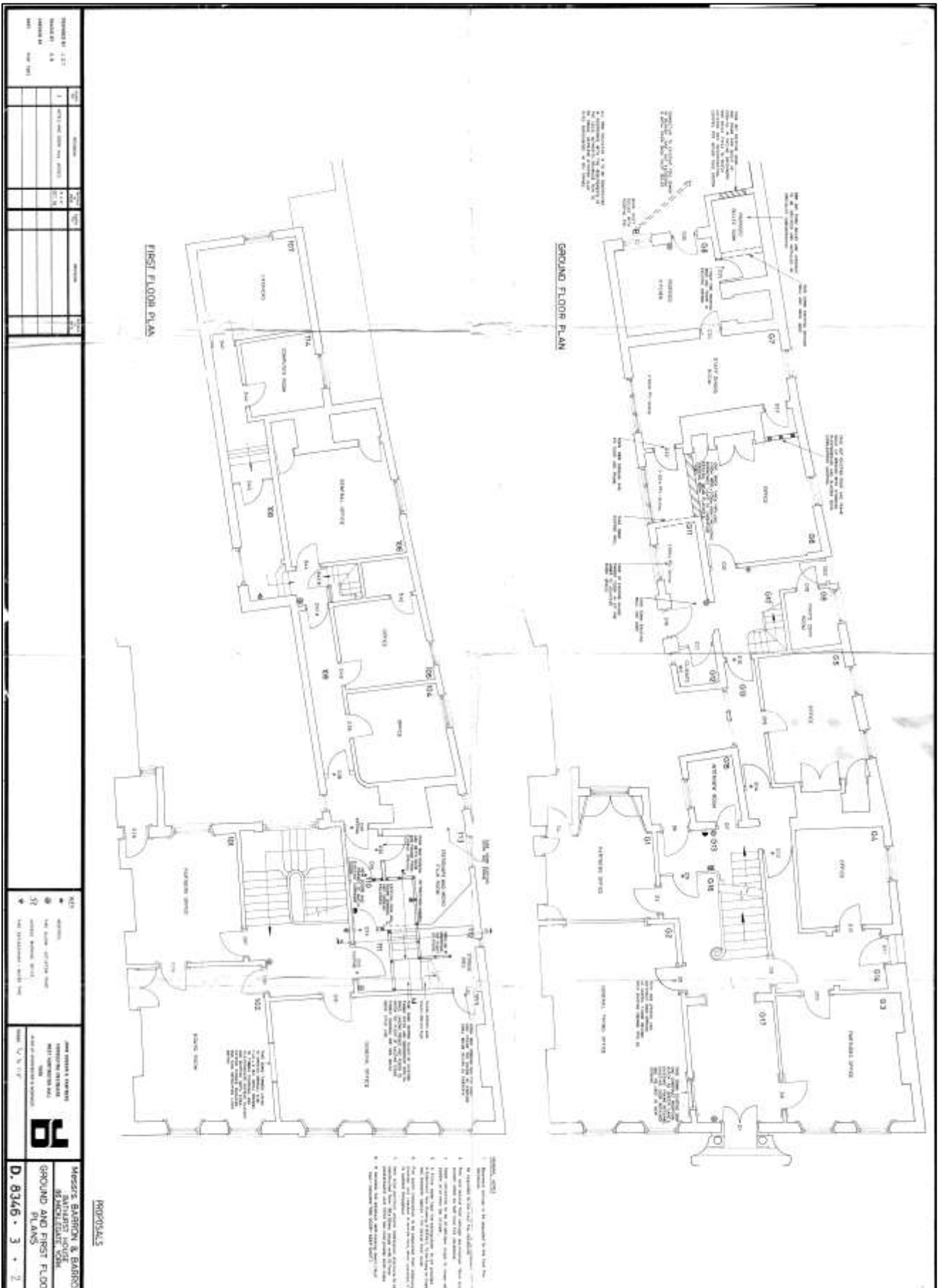


Figure 13b: Changes proposed (and implemented) by John Dossor & Partners dated 1983

DESCRIPTION OF THE SITE

Site Use and Layout

- 4.01 The site, now vacant, has been most recently used to house the offices of a chartered accountancy firm during the late 20th and early 21st centuries. Before that, it had various uses including as apartments, a hotel, railway offices and a private residence. Floor plans reproduced in Appendix B illustrates the room numbers as used to describe spaces in this section of the report.
- 4.02 The south elevation of the property fronts Micklegate where there are iron railings on a low stone plinth, while the east side elevation stretches along Barker Lane. There is a rear offshoot extending north on the eastern half of the plot along Barker Lane. West and north of this is a garden laid to grass with a 20th century workshop at the northeast corner of the plot. The gardens and workshop are bounded by a brick boundary wall along Barker Lane to provide privacy and mark the eastern boundary of the property.
- 4.03 Internally the building occupies three storeys with a basement and a mainly two-storey rear service wing offshoot. The main building has a central entrance hall plan form accessed from Micklegate.

86 Micklegate: Listing Description

- 4.04 The listing description reads:

*'Town house. Early C18; raised to 3 full storeys c1822; further alterations and extensions at rear in late C19. For Charles and Frances Bathurst. **MATERIALS:** front of orange-brown brick in Flemish bond on stone plinth, with timber doorcase and modillion cornice, returning at right end; rear of reddish brick in English garden-wall bond, with timber eaves cornice, part on paired brackets. Brick stacks to slate roof. Iron railings on low stone plinth. Central entrance hall plan with service wing at right rear. **EXTERIOR:** 3-storey 5-bay front, the centre bay breaking forward above the doorcase. Stone steps to Doric doorcase of engaged fluted columns and entablature; panelled door and patterned radial fanlight recessed in panelled reveal within round-arched architrave with moulded imposts. Windows are sashes, of 18 panes on ground and first floors, 9 panes on second floor, all with flat arches of gauged brick and painted stone sills. Shutters of 8 raised and fielded panels survive on ground floor. Painted bands of 3 raised brick courses at first and second floor levels. At each end of eaves cornice are elaborate rainwater heads bearing the initials CBF above square section fallpipes with clamps stamped with the Bathurst crest, a hand clasping a serpent. Rear: 3 storeys, 2 windows, with 1-storey closet wing projecting to right, and 2-storey service wing to left. Central doorway beneath segmental arch has grooved-panel and margin-glazed door. Round-headed staircase window beneath gauged brick arch. 3-course raised brick band at first floor level returns along wing. At rear of wing is a fluted bowl rainwater head. Right return: 3-storey gable wall to front range, with 2-storey 6-bay service wing to right. Stone plinth and raised first floor band continue from front. Inserted round-arched doorway of painted gauged brick with moulded stone imposts and hoodmould in gable wall. Windows altered but traces of earlier openings with segmental brick arches survive. Service wing has 6-panel door and divided overlight towards right end. Windows are 12-pane sashes, those on ground floor in enlarged openings with flat arches, those on first floor with cambered arches. Moulded eaves cornice and fluted bowl rainwater head at right end, over fallpipe with fleur-de-lys clamps. **INTERIOR:** in basement, a length of medieval wall supporting later brick vaulting is exposed. Ground floor: pedimented doorcase on each side of entrance hall; plasterwork cornice and oval ceiling panel. Room to left subdivided by elliptical arch, now blocked but visible to rear; in front part, moulded cornice and reeded window architraves with angle blocks survive. Room to right has reeded doorcase with paterae, reeded window architraves with angle blocks and grooved panelled reveals with sunk roundels at angles; fluted cornice interspersed with paterae and late C19 ceiling rose in moulded surround. Stairhall arch is round with fluted keyblock, on fielded panel responds with moulded imposts. To left of stairhall are two doorcases with sunk panel jambs and angle roundels; to right, moulded round arch, with giant keyblock, on plain pilasters with moulded*

imposts, closed by margin-glazed door, leads to service passage. Cornice to stairhall arch returns above doorcase to left and service passage arch to right. Service passage has bold cornice and 8-panel doors re-used in C19 architraves. Bottom flight of secondary staircase with moulded string, boxed-in balusters, square newels and flat moulded handrail is located in service wing. Open string main staircase with double spiral balusters alternating with two fluted turned balusters and moulded, serpentine handrail, wreathed at foot around turned fluted newel on shaped curtail step. Corresponding fielded dado panelling swept up to fluted half newels. Round-headed staircase window, of which bottom sash is original, has keyed moulded and enriched arch on fluted composite pilasters with panelled pedestals. Stairwell ceiling is coved over enriched dentil cornice with plasterwork centre panel enclosing quatrefoil centrepiece. First floor landing ceiling has diamond shaped centrepiece with pomegranates enclosed in rectangular surround. First floor: landing doors are of 8 raised and fielded panels. Moulded and keyed round arch on sunk panelled pilasters leads to first floor passage. Both front rooms have reeded window architraves with angle blocks. Former saloon to right has reeded doorcase with paterae, and window reveals of grooved panelling; plaster cornice; frieze and ceiling probably of embossed paper, in Rococo design. Front left room has reeded cornice and window reveals of fielded panelling. Rear right room retains two walls lined with full height raised and fielded panelling, and bolection moulded fireplace with overmantel panel. Rear left room has reeded cornice and window with fielded panelled reveal. Secondary staircase rises from first floor passage to second floor, with one attached column half baluster visible.

SUBSIDIARY FEATURES: *square section railings and standards with mace finials, swept round to entrance steps and at each end. From 1872-79, the house was used as offices for a District Goods Manager of the North Eastern Railway Company. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 83).'*

External Elevations

- 4.05 The street front facade (**south elevation; figure 14**) is in good quality red Flemish bonded brickwork, the early 19th century upper storey being of slightly larger bricks. When the upper storey was added, the original rainwater heads and cornice were re-employed and matching lengths of fall pipes were inserted. This elevation is of five bays and three storeys and is symmetrical. The Roman Doric surround to the entrance is of the second half of the 18th century, but the door is modern. In the windows, narrow glazing bars have replaced the originals, which presumably were thicker. All the windows are vertical timber sashes with flat brick lintels of gauged rubber bricks and most, if not all, are Regency in style and date. The ground floor timber framed sash windows have panelled shutters and ashlar sills. Above the entrance, the narrow central bay breaks forward some 3 inches, the upper part being slightly widened at the head of the central window. To east and west are large lead rainwater heads decorated with cherubs' heads and initials, 'B' above, 'C' and 'F' below; the fall pipes of square section have brackets enriched with the Bathurst crest. There is a moulded and modillioned timber cornice that breaks forward slightly in the central bay to follow the projecting central feature of this bay.
- 4.06 The **east side elevation (figure 15)** faces Barker Lane. The good quality red brickwork of the front is returned about the southeast angle and there is a first-floor brick band that is continuous from the front elevation. There is a side entrance with a semi-circular gauged brick arch and painted stone imposts. The door case is reached via several stone steps and is probably 20th century in date. There is evidence in the brickwork of changes in the fenestration with various former windows blocked with brickwork but retaining their original lintels (mainly arched lintels with header bricks) or evidence of straight joints marking the blocking. There is a chimneystack of two phases.



Figure 14: Street front (south) elevation



Figure 15: Side (east) elevation

- 4.07 The **rear (north) elevation (figure 16)** is three storeys high with a small single bay three storey closet wing to the west and the two-storey service wing to the east. The RCHME contended that the ground floor of the closet wing was a porch during their visit and indeed this contains a blocked entrance on its eastern ground floor elevation suggestive of such a use. Both the top storey to the main building and that to the closet wing are early 19th century additions. A brick band again occurs at first-floor level. The wall head is an early 19th century cornice with simple paired brackets. The most noticeable feature is the large staircase window with a semi-circular head with gauged bricks. The upper sash here is a later replacement with narrower glazing bars. There is an early-mid 20th century single storey bay with a flat roof to the west of the rear entrance door and a mid-20th century single storey single room extension to the east of the rear door on the footprint of an earlier building. This had been built prior to the RCHME visit in the 1960s.
- 4.08 The **service/domestic wing (figure 17)** to the building extends along the east side of Barker Lane to the rear of the east side of the building. Its east elevation continues that of the east gable end of the main house and forms a two-storey service wing, which continues the brick band below. There is an entrance with a flat brick lintel and 19th century door accessed via two stone steps from Barker Lane. There are four six-over-six ground floor sash windows with flat gauged rubbed brick lintels. On the first floor above the brick band are a further four six over six sash windows. All these windows are irregularly spaced and there is again evidence in the brickwork of changes in the fenestration with various former windows blocked with brickwork but retaining their original lintels or evidence of straight joints marking the blocking. On the west elevation the ground floor level is occupied by a mid-20th century single room WC at the south end attached to an early 20th century extension that forms a corridor (reusing some 19th century brickwork on the ground floor level). This continues to the north where it extends the northern end of the building (kitchen GF21). The main structure has a brick band at first floor level and a cornice of early 19th century date supported on simple paired brackets. On the ground floor are the remains of a blocked window towards the southern end and to the north of this a double large sash window of uncertain date – probably early-mid 20th century. There are the remains of an original window with a segmental arch of brick headers to the north of this and a blocked window at first floor level.



Figure 16: Rear (north) elevation with Regency door and large stair hall window



Figure 17: Service wing

4.09 There are several **later extensions** to the townhouse (**figures 18 & 19**) as mentioned above. Firstly is the early 20th century extension to the north and west of the service wing that extends part of this wing to a first floor level. Secondly, is a 20th century bay to the north elevation at ground floor level that truncates the blocked entrance door to the adjacent former porch and provides a large bay window to the ground floor room here. Thirdly, is a single storey 20th century building in the angle between the rear elevation and the service wing on the footprint of an earlier building. There is a further mid-20th century single storey brick workshop building to the rear of the garden at the north-east corner of the current plot, that has a corrugated sheet lean-to roof.



Figure 18: Mid-late 20th century single storey, single bay extensions to the rear of the north elevation of the house



Figure 19: Modern outbuilding in garden

Bathurst House Principal Building: Interior

- 4.10 The **basement** currently comprises stores and toilets (rooms B1-B5). That said, an area of brickwork at the north-east corner may be part of the length of medieval wall supporting later brick vaulting (**figure 20**) that is evidence of an earlier building on the site.
- 4.11 On the **ground floor** the entrance hall (GF1; **figure 21**) has a simple plaster ceiling and cornice with doorways with pedimented door cases in the east and west walls. While the six-panel doors follow a 19th century pattern, the pediments are potentially 18th century elements. That to the west has been partially blocked and converted to a hatch in the late 20th century. There is a mid-late 19th century tiled floor. To the north is a round-headed archway with wood panelled responds and soffit and a fluted key-block; it opens to the stair hall (GF2) from which doors lead to all four ground floor rooms. In this stair hall is a door opening to the east to a secondary entrance passageway (GF4) from the door to Barker Lane and a modern door opening to the west providing access to the south-west room (GF9). Beyond the staircase is a door leading to the north-west room (GF7), to the passage to the rear service wing (GF6) and to the rear (Regency) door in the north elevation.
- 4.12 On the ground floor, most of the fittings in the south-east room (GF3) are in the Regency style. The window casing has linear decoration; the north door case has a reeded surround with paterae at the angles, though the door itself is an early 18th century eight panel door. The cornice employs similar motifs i.e. quatrefoil paterae to the angles and reeding. The west doorway to the entrance hall and the fireplace in the east wall are Victorian. The south-west room (GF9) also retains a historic fireplace – although this is obscured behind modern office furniture. This room has fluted Regency style window surrounds and a decorative cornice.
- 4.13 The room at ground floor level to the north-east (GF5), accessed via the entrance passage to Barker Lane entrance contains no historic features. Entered via a Regency style door opening, the north-west room (GF7) has mainly 19th century fittings and an early 20th century bay window extension. The store (GF8) projecting at the western corner was originally a porch. The archway to the south-west room is a later addition and has been blocked in recent decades.
- 4.14 The **staircase** has an open string, swept oak handrail terminating by a fluted newel post, and turned balusters mostly three to a tread (**figure 22**). The balusters, with a pierced twisted shaft alternating with two fluted turned shafts, are further elaborated with pedestals which, in York, are unusual for the multiplicity of mouldings. The oak dado has fielded panels. At first floor level the coved ceiling over the staircase has an enriched plaster cornice with a quatrefoil centrepiece in a square panel in the ceiling. Lighting the staircase is a large window in the north wall with a Corinthian surround. The asymmetry of the surround to the large staircase window, to fit the rise on the turn of the stair, is unusual.
- 4.15 The landing at first floor (FF1) has a ceiling with a geometrical panel with a lozenge centrepiece enriched with fruits and leaf decorations and the Bathurst crest in the centre. This landing has a round-headed archway with flanking panelled pilasters and a key-block in the east wall (**figure 23**) and, in the other walls, doorways with simple architraves and doors of six ovolo-moulded fielded panels.
- 4.16 There are four rooms at **first floor** level (reduced from the five rooms referred to in letting particulars in 1753) and an inserted stair which leads to the early 19th century second floor. The main space on the first floor is the saloon (FF3) facing the street front. The saloon windows and the doorway have reeded or fluted architraves with paterae at the angles all in Regency style, but the doorway contains a reused early 18th-century door of eight fielded panels. This large room may originally have been two smaller rooms prior to early 19th century works. The fireplace is modern and replaced an earlier one in the east wall. This is flanked by round headed arched recesses. The ceiling is decorated in an Adam style, but probably in embossed paper, with a round panel in the middle surrounded by delicate swags of husks and florets.

- 4.17 The north-east room (FF9) contains some early 18th century wall panelling on the east wall (**figure 24**) and in the south east angle the fireplace survives from the original fittings. However, this room has been altered and truncated in the late 20th century due to alterations to the arrangement in accessing the stairs to the second floor. This room was used as a bathroom in 1963 when the RCHME visited.
- 4.18 The north-west (FF11) and south-west rooms (FF2) are entered via eight-panel doors and contain blocked fireplaces but otherwise interiors of limited interest in terms of surviving features.
- 4.19 The **second floor** is accessed by a staircase that has been much renewed but retains occasional early 19th century balusters (**figure 25**). A comparison of the floor plans produced in c.1963 by the RCHME and surveyed in 2017 shows several changes to the floor plan. Today there are three (rather than the previously four) rooms to the south front and three rooms to the rear; albeit one of the rooms – labelled c on the RCHME plan – was of recent creation. There is also the top storey to the closet tower adjacent to which is a modern fire escape. Timber stairs rise to the roof level. Within the rooms no fire surrounds survive, although the structures of these appear to survive in the gable ends. There are no cornices and the door architraves and doors are modern. The windows of the front rooms display simple sunk panelled reveals. The rooms themselves are plain and functional spaces.



Figure 20: Medieval wall supporting later brick vaulting in basement



Figure 21: Ground floor entrance hall, GF1



Figure 22: Staircase and window with detail of balusters (right)



Figure 23: Doorcase in east wall of landing with modern door and 18th century eight panelled door to former saloon



Figure 24: Early 18th wall panelling and chimney piece, FF9



Figure 25: Example of surviving early 19th century baluster to stairs to second floor

Bathurst House Service Wing: Interior

4.20 The early 18th century element of the service wing is a two-storey building with a floor plan that was remodelled in the late 19th century when it was converted to office use. The building has also been extended in this period with a single storey boiler house with further 20th century extension to create a kitchen with office above at the northern end and a corridor arrangement to both floors with a ground floor WC extension. These rooms are generally plain and functional with a greater extent of modern change compared to the main house and therefore fewer historical features of interest.

4.21 Historical features in this service wing include a chimneybreast rising at the north gable end of the original wing i.e. rooms GF15 and FF18. Fire surrounds have been removed in the past. Some rooms, particularly to the first floor, retain moulded cornices likely to date to the late 19th century and the stairs (**figure 26**) linking the two floors rising from the hallway at GF16 have a moulded string, boxed-in balusters, square newels and flat moulded handrail that may be late 19th or early 20th century in date (with later boxing).



Figure 26: Stairs, circa late 19th century, within the service wing

The Physical Context

- 4.22 Micklegate is a principal route into the city centre and is a historic street lined with a large number of Georgian properties and several medieval churches (**figure 27**). Many of the buildings today are bars, restaurants and cafes with accommodation above. There has also been recent student residential development along Barker Lane. The Conservation Area Appraisal comments on Character Area 21: Micklegate as follows:

'Character varies considerably throughout this area. Micklegate has the strongest and most rewarding identity, and four factors combine to make this one of the most handsome streets in Yorkshire. The first two are the rising topography and sinuous form. The third is the extent of survival of high quality buildings and the fourth, their density. The result is an evolving series of excellent views up the street. The character of the other streets is more varied and fragmented because of the different style and age of construction; none have the excellence of Micklegate. It is the principal historic route into the city and one of the city's finest streets and bars. To its north, the gardens and yards of the houses along it were developed to create the southern side of Toft Green and Tanner Row. To the south, medieval churches and religious houses have helped shaped the development of Priory Street and Trinity and St Martin's Lanes'.



Figure 27: Bathurst House in its urban context along Micklegate and opposite Holy Trinity Church

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 Bathurst House is considered to derive primarily from the elements described below.

Archaeological Interest: Evidential Heritage Values

- 5.04 The linear plot form of the application site, and adjoining properties, is characteristic of medieval burgrave plots on Micklegate. Barker Lane follows the line of a Roman street while Micklegate also has early origins. The rear garden/grounds to Bathurst House have archaeological potential given the time deep history in this area, with the nearby site of St Gregory's Church on the opposite side of Barker Lane and medieval sites of St Mary Magdalen and a Dominican Friary on the north side of

Toft Green opposite Barker Lane. There was a coach house/stables present in the rear garden. A watching brief conducted by York Archaeological Trust in 1974 at No.88 Micklegate recovered a medieval pot. This archaeological potential is recognised by the fact that the site falls within York's Area of Archaeological Importance.

- 5.05 Within Bathurst House there is potential for evidence for earlier fabric to survive, largely concealed by modern decorative schemes and fixtures and fittings. For example, historical documents reveal the presence of a medieval house here prior to the current Bathurst House and the listing description ascribes a section of stone walling in the basement to a medieval building.

Historic Interest: Historical Heritage Values

- 5.06 Bathurst House is an early Georgian town house with early 18th century origins and known periods of change and development, in particular in the Regency period when the additional storey was built and the front windows and a number of internal doorways etc replaced earlier ones. The late Victorian period and mid-late 20th century provide other periods of change. Much of this can be linked to historical phases within the building when its use and ownership changed.
- 5.07 The building has historical associative values in that the original owners are known and the Bathurst crest is present at the building, subsequent owners can be traced in the historical record including Lucy Willey, who probably added the top storey and the various Regency style windows and internal fittings. Other owners included the surgeon Dr Caleb Williams in the mid-late 19th century and the North-Eastern Railway, which owned the premises in 1872–1879 and converted them into offices for the District Goods Manager, Southern Division. The property has also been the Central Hotel between 1911 and 1921 and then for almost 40 years it was the York Y.W.C.A until acquired by the University of York and later leased by a firm of chartered accountants. These owners and uses are generally of local-regional significance.
- 5.08 The building also has illustrative historical heritage values, in part due to the survival of historical features, construction techniques and character and in part due to the survival of a number of historical illustrations that capture the building. For example, it is depicted on John Cossin's plan of the 1720s, the South-West Prospect of the Ancient City of York engraving by John Haynes in c.1731 where it is labelled as Bathurst House, it is mentioned in *Eboracum* published in 1736 by Drake and reproduced in Whittock's Bird's Eye view of the City of York, 1858. There are other later photographs and illustrations. The house was regarded as of considerable importance, since it was individually marked on early plans and prospects of York. Such illustrations and historical accounts help elucidate the historical appearance and development of the place.
- 5.09 In terms of the fabric, historical heritage values strongly contribute to the significance of the building with the original Georgian building and with later Regency changes having a moderate or high significance and Victorian changes a low or moderate significance depending upon their nature, extent and character. 20th century fabric generally has a neutral or detrimental/intrusive influence upon heritage significance. The front railings and wall along Barker Lane also have heritage significance as does the form of the plot and the internal plan form, where this is historical.

Architectural Interest: Aesthetic Heritage Values

- 5.10 The external character of Bathurst House strongly contributes to its significance with the external elevations and railings to the front having high (national) aesthetic heritage values and the wall along Barker Lane having low (local) aesthetic heritage values, although higher for group and historical values. This importance is reflected in descriptions of the house such as '*One of the finest houses in Micklegate*' (RCHME) and a '*grand town house*' (Pevsner & Neave 2005, 225). The Conservation Area Appraisal, on page 400, comments that with regard to Georgian town houses: '*There are also a handful of larger houses, some of the grandest in York. The architectural details which set them apart include embellished pediments, quoins, fine doorcases and railings. Some of the most important houses include...Bathurst House*'.

- 5.11 Internally the aesthetic heritage values vary with the main house generally having the highest significance on the basis of the strength of this value with the survival of a number of Regency fittings, original staircase, occasional decoratively plastered ceilings, Georgian and Regency doors and door cases, window architraves, moulded cornices, skirting, occasional fire surrounds and one room with wall panelling all contributing. The floor plan and room volumes are also significant features. The top floor has been much altered and the spaces are plain and functional with little significance other than the survival of the partially renewed and remodelled attic stairs with one or two original balusters in place.
- 5.12 The service wing has been much altered and extended during the late 19th and 20th centuries and this has compromised its significance. The interior here is typically plain and functional, although occasional features survive which have architectural interest, such as a probable 18th century chimneybreast, staircase and some moulded corning on the first floor. The floor plan is of somewhat limited interest due to later changes.
- 5.13 20th century extensions and alterations generally either have neutral aesthetic heritage values or are detrimental to the heritage values of the historical fabric to which they attach. The flat roof extension attached to the north wall of the original house and the WC extension to the ground floor of the service wing have no architectural merit. Together with the changes to the corridor approach to the attic stairs within the main house (that has truncated room FF9 which retains 18th century panelling and fire surround), these have been particularly detrimental changes in terms of their impact upon aesthetic heritage values.
- 5.14 The decorative schemes are all modern and together with modern doors, modern kitchen, toilets and office fittings, radiators, visible servicing and water pipes etc these range in significance from neutral to detrimental upon the aesthetic heritage values.

Communal Heritage Values

- 5.15 The building has locally significant communal heritage values due to its former uses as doctors' surgery, hotel, YWCA, university building, accountants offices etc.

Significance of the York Central Historic Core Conservation Area at Micklegate

- 5.16 The Conservation Area Character Appraisal notes that Character Area 21: Micklegate is significant on the basis of:
- Strong identity at Micklegate with rising topography, a sinuous form, extent of survival of high quality buildings and their density all creating a series of evolving views up the street.
 - Predominance of well-preserved Georgian townhouses creates a harmonious architectural frame to views along Micklegate.
 - Micklegate is the principal historic route into the city and contains many independent shops, bars etc.
 - Medieval churches and religious houses have helped shape development. The high number of churches also adds to architectural variety and provides incidental green spaces. The churchyard of Holy Trinity is on the opposite side of the road to 86 Micklegate.
 - Relationship of Micklegate with city walls and Micklegate Bar. The Bar is described in the appraisal as '*the finest of York's medieval city gates and a local landmark*' (page 397).
 - High level of activity along Micklegate, vibrant independent shops and lively nightlife contrast with quite residential streets such as Priory Street with its strong religious cluster.
- 5.17 The high architectural and historical quality of the character area – including Micklegate – is reflected in the number of listed buildings. For example, the adjacent Micklegate House is a Grade I listed building. The Conservation Area Appraisal has designated the building at the rear of the plot, beyond the north boundary of the site as a 'building of merit'.

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

5.18 Given the significance of this part of the conservation area, as identified in paragraph 5.16 above, the application site positively contributes to the character and appearance of the conservation area in the following ways:

- Street front appearance along Micklegate is part of the dynamic views to Micklegate Bar. Its Georgian character is part of a harmonious architectural 'frame' to views along Micklegate and down Barker Lane from Micklegate. Adjacent to the site is Micklegate House, arguably the most important Georgian house in York south of the Ouse.
- Historic character of the railings at the front with the building fronting directly onto the street and the historic boundary wall to Barker Lane.
- Strong contribution to local distinctiveness.
- Urban forms, with the site part of the dense urban development along Micklegate. The property provides a sense of enclosure and retains a linear "burgage plot" form characteristic of this area.
- Barker Lane follows the line of a Roman street and is evidenced in documents from the early 13th century.

Summary Statement of Significance

Bathurst House has been designated as being of more than special historic and/or architectural interest on the basis that it is a Grade II* listed building. The building and its plot falls within York's Historic Core Conservation Area and Area of Archaeological Importance.

Bathurst House is one of the most important houses on Micklegate. It appears on historic plans of York, which recognised its significance, and is most significant for its early use of Georgian architecture and retention of a number of Georgian and Regency architectural features and fittings. It also has strong historical connections with dignitaries such as Charles Bathurst, High Sheriff of Yorkshire. The property is a prominent structure on the street scene positioned at the corner of Micklegate and Barker Lane and it makes a strong positive contribution to the character and appearance of the conservation area.

The service wing to the rear is less significant when compared to the main house due to the greater extent of Victorian and modern extensions and internal change to plan form with associated widespread loss of historical fixtures, fittings and character.

The modern extensions and modern detached garden building/workshop to the rear of the garden and internal modern changes have a significance that ranges from neutral to detrimental.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

The Proposal

- 6.01 This assessment has been prepared in connection with the proposed scheme to convert the existing Bathurst House, currently vacant and formerly in office use, into a family home with an associated programme of proposed conservation repairs and alterations.
- 6.02 The assessment of heritage impact is presented below based upon the architectural drawings and Design and Access Statement prepared by Charlotte Kitchen Architects with ancillary technical reports also consulted as listed below. The following drawings have been consulted:
- 019BHY/100 Site Location Plan
 - 019BHY /103 Site Plans & Floor Plans - As Existing
 - 019BHY/104 Elevations and Sections – As Existing
 - 019BHY/300 Site Plan - As Proposed
 - 019BHY/301 Basement and Ground Floor Plans – As Proposed
 - 019BHY/302A First Floor and Second Floor Plan – As Proposed
 - 019BHY/303 South-East Elevation & North-West Elevation/Section BB – As Proposed
 - 019BHY/304 South-West Elevation/ Section AA – As Proposed
 - 019BHY/305 North-East Elevation – As Proposed
 - 019BHY/306 North West Elevation, Section CC & Section DD – As Proposed
 - 18-304-M01 Basement, Ground, First and Second Floors Proposed New Radiator Positions and Heating Arrangement
 - 18-304-M02 Basement, Ground, First and Second Floors Proposed Domestic Water Services and Gas Locations
- 6.03 The following technical reports have been consulted:
- Design and Access Statement (Charlotte Kitchen Architects Limited).
 - Electrical Requirements & Recommendations for Bathurst House (TN electrical services).
 - Heating, Gas and Domestic Water Services Proposals for Bathurst House.
- 6.04 The proposals involve the following main interventions as presented below with associated heritage impacts.

Proposal	Heritage Impact
Use	
Conversion to house.	The proposed use of the building as a house is considered to be suitable given its historical origins and use as a private residence.
Works to Grounds	
Remove existing concrete paving around building.	Minor Beneficial Positive heritage impact as will enhance the immediate setting of the house given that concrete is a relatively modern unsympathetic material in the context of a Georgian house.
New external paved terrace.	Neutral-Minor Beneficial In keeping with a designed landscape setting expected to a historic house.
Allow for raking out and repointing in lime mortar to the top 3 courses of brick wall to Barker Lane where required and removal of vegetation growth and unsound cement render along lower levels of wall at Barker Lane and apply a lime mortar at low level with lime wash over new lime mortar.	Minor-Moderate Beneficial Part of the conservation of the historic fabric and replaces inappropriate fabric causing damage to historic brickwork with sympathetic lime mortar.

Proposal	Heritage Impact
External Works to Elevation	
Remove all cemetitious mortar/ render. Rake out failing mortar joints and repoint in lime mortar.	Minor-Moderate Beneficial Replacement of modern inappropriate repairs/materials with historically sympathetic suitable materials that will enhance the appearance and legibility of the historic fabric.
Repair/renew failing brickwork/stone cills and lintels where required and using appropriate like for like materials where these are to be renewed.	Minor-Moderate Beneficial Part of the long term conservation of the building with a positive impact to visual appearance and contribution to the street scene/conservation area.
Conserve and repaint rainwater goods with replacement of missing rivets etc on a like for like basis.	Minor Beneficial Part of the long term conservation of the building with a positive impact to visual appearance and contribution to the street scene/conservation area.
Replace all plastic soil pipes and rain water goods with cast iron rain water goods & paint black. Ensure gutters cleaned out and any defective gutters, down pipes etc are repaired.	Moderate Beneficial Replacement of modern inappropriate repairs/materials with historically sympathetic suitable materials that will enhance the appearance and legibility of the historic fabric, visual appearance and contribution to the street scene/conservation area.
Minor repairs & repainting to front railings.	Minor Beneficial Part of the long term conservation of the building with a positive impact to visual appearance and contribution to the street scene/conservation area.
Repairs or rebuilding to chimney stack.	Moderate Beneficial Repairs are preferred if the fabric is structurally capable of this, otherwise rebuilding will reuse the historic fabric and maintain character wherever possible. This is an essential part of maintaining historic buildings.
Repairs to roof cover and renewal of defective slates and ridge tiles with some rebuilding and rebuilding of coping stones to parapet wall.	Moderate Beneficial Essential part of the conservation of the historic building. Any renewal will be in like for like materials to maintain character.
New light and CCTV to entrance door.	Potentially Neutral Assuming these can be fitted discretely and attached via mortar joints (preferred over drilling into historic materials), the impact is likely to be discrete and reversible.
New wrought iron gate to existing doorway opening in north east elevation of main house.	Potentially Neutral Complement railings etc to Micklegate front.
Allow for repainting of all timberwork to the south east and north west elevations.	Potentially Minor-Moderate Beneficial Part of the maintenance of historic buildings. The colour selected should be compatible with the Georgian origins of the building.
Renew lead flashing where indicated on elevation drawings.	Minor Beneficial Part of the conservation of the fabric.
Remove overflow pipe (& associated boiler in void space above ceiling) at historical 'porch' & make good.	Minor Beneficial Cosmetic improvement that removes redundant modern accretions.
Paving abutting brickwork and poor drainage has caused deterioration to low level brickwork at the north west elevation and south west elevation of rear wing. Historic repointing has been undertaken in cement. Allow for a pea gravel drainage strip around the perimeter of the building & cement pointing to be raked out and repointed in lime mortar.	Minor-Moderate Beneficial Addresses the cause of defective brickwork; part of the long term conservation of the built fabric.

Proposal	Heritage Impact
Removal of external power cables (visible on north west elevation) from basement to computer room & make good.	Minor Beneficial Cosmetic improvement that removes redundant modern accretions.
Windows and doors (that are to be retained) to allow for overhauling of all existing joinery to a fully working condition. Allow for full redecoration.	Moderate Beneficial Cosmetic and functional enhancements that will also extend the working life of these elements.
Remove modern extensions (forming rooms GF13 & GF18).	Moderate-High Beneficial These extensions have been unsympathetically designed in this historic context. Their removal would benefit the architectural character of the rear elevation of the early 18 th century house and its rear wing.
Replace modern extensions to be removed with contemporary metal framed glazed walkway/orangery.	Moderate Beneficial The roof height where it abuts the rear elevation is lowered in order to preserve the fabric of the stairhall window (W33F) while the lightweight glazed character will allow views to the historic elevations.
Existing fire escape route retained & refurbished.	Neutral Modern fabric.
Remove existing light fixtures to 20 th century gable end to service wing. Allow for new light fittings. Also remove modern power cables and make good.	Neutral-Minor Beneficial Modern redundant fabric. Likely to improve cosmetic appearance and functionality.
Remove 20 th century windows in 20 th century corridor extension (Room GF18) and adjacent window (W12G) and replace with new glazed door openings i.e. with lowered sills with W12G infilled.	Negligible The lintel heights remain the same as present while the existing windows themselves are not particularly significant.
Two new first floor windows to be formed in rear wing: one in early 18 th century extension and one in 20 th century extension.	Neutral The dimensions and style of these will match the nearest first floor windows (W35F & W34F) in order to preserve the historical character. Some loss of historical brickwork but mitigated by evidence of former first floor openings or rebuilding here (straight joints with reused historic brickwork infill to slightly different coursing levels) i.e. this is not an intact 18 th century wall.
Reinstate blocked up window opening with timber framed sash window to gable end of 18 th century service wing.	Minor Positive Recaptures a former blocked window opening and hence a historical arrangement externally and original light levels internally.
Reinstate existing operable secondary glazing units (stored on site) into existing framing W5G-W8G. Allow for new similar secondary glazing to windows along Barker Lane W18G-W22G.	Neutral These were in place until recently and will be reinstated.
Form new two-storey extension with brickwork to match existing building and extend and follow existing rooflines.	Neutral This will attach to the 20 th century kitchen extension with brickwork to match the existing brickwork. Brickwork to be removed at the gable end to accommodate this building is largely 20 th century. That to the boiler house (GF22) is mid-late 19 th century in date but was heavily altered in 1983 when the gable end was largely rebuilt at ground floor level when a door was removed and at the opposite end the wall was removed to form the boiler room as shown on figure 13b in this report.
Repair & upgrade existing timber boarded doorway onto roof.	Minor Positive Retains and conserves door.

Proposal	Heritage Impact
Interiors - Basement	
Removal of internal walls and form new wall to create a more open plan arrangement with a WC reduced in size.	Uncertain The character of the basement spaces is modern. However, this may disguise earlier masonry fabric with potential impacts to historic floor plan. The proposals for WCs (to replace a larger WC area) and meter cupboard is considered acceptable in this functional basement area.
Interiors – Ground Floor Main House	
Remove modern plasterboard finish in partition between GF9 & GF7 to expose arch (with historical cornice and doors assumed to be behind modern plasterboard to be retained in-situ).	Minor Positive This recaptures a historical opening and potentially historic woodwork and plasterwork covered by modern plasterboard of neutral heritage value.
Remove glazed partition and reinstate original door to GF9, currently stored on site.	Minor Positive Recaptures the historical circulation pattern and door opening. Only modern fabric of neutral heritage significance will be lost as this alteration was made in 1983.
Remove existing door and architrave (modern replica of regency door D17G) and replace with door and architrave to match door D9G and renew cornice to match existing.	Negligible-Minor Positive Slight enhancement to architectural character in that it reinforces symmetry of design of this polite space. The current door is a modern one.
Renew existing wired fireglass to door D9G and fanlight with clear fireglass.	Negligible-Minor Positive Minor cosmetic improvement to modern glazing.
Remove existing lowered ceiling to GF5 and reinstate coving.	Minor Positive Restores the original room dimensions/volume and architectural character as this space would have had a moulded cornice.
Remove door D12G.	Minor Positive Modern door with modern character, not sympathetic to Georgian/Regency interior.
Interiors – Ground Floor Rear Wing	
Various internal walls to be removed in order to create an open plan kitchen dining space in GF20-GF21 and link with proposed extension.	Negligible-Minor Positive These are more recent additions/remodelling to the original service wing with a functional character and rather limited significance.
Remove section of existing brickwork to form open fireplace.	Potentially adverse This is an early 18 th century chimneystack and breast. The level of impact will relate to the extent of brickwork to be removed. There is no grate in this location and the installation of a cupboard may already have removed historic fabric and compromised the significance of the fireplace. The removal of modern fabric at store GF19 adjacent will not result in any heritage impact as this area had previously been altered in 1983.
Remove existing wall at GF15 to form open plan kitchen/dining space.	Negligible Most of this wall has been removed in previous years as the 1983 plans by John Dossor & Partners proposed to infill the gap (see figure 13b). Therefore loss of any historic fabric is minimised.
Create new door in existing opening between GF17 and GF16.	Minor Positive The historical doorway has been lost here. Reinstating a door here will not result in the loss of any historic fabric and enhances the legibility of the former circulation route.
Block up existing doorway at D26G.	Negligible-Minor Positive This is a modern door and opening.
Form new door opening to create ensuite linking GF11 and GF14.	Negligible Only a modest amount of fabric is affected and is not original but rather of part of the 19 th century works and remodelling.

Removal of cupboards in GF11, wall to GF10 and door at D13G to create an accessible bedroom. The door opening will be wider to be accessible.	Negligible The door and surround is modern as are the cupboards. The impact arises from the loss of a presumably 19 th century office/corridor arrangement. However, this is limited as this arrangement is not particularly successful and does not represent good design. The room and corridor have a modern character.
Proposal	Heritage Impact
Interiors - First Floor Main House	
Rehang door to Room FF2 (D47F).	Neutral Historic door to be retained.
Door D44F to Room FF11 to be kept locked.	Neutral Door to be retained in situ and kept visible.
Convert FF11 to a bathroom and FF12 to a wet-room.	Negligible Servicing for the proposed uses will need to be carefully considered to protect historic fabric.
Remove door linking Rooms FF3 & FF4 and block opening.	Negligible-Minor Beneficial Modern opening and door shown on proposed plans dated 1983 by John Dossor & Partners. Its removal restores the earlier floor circulation/plan here.
From new ensuite 'pod' to Room FF3 as part of conversion to bedroom with ensuite.	Negligible-Minor Adverse Alteration to room volume/plan form - albeit minimised as no loss of historic fabric, fully reversible change, will not extend to the ceiling and does not block visual access to historic features such as fireplaces. The proposed servicing (pipework) will run below floor (between existing floor joists via FF1 to avoid stairs) to the rear north west elevation, connecting into existing soil stack and drainage system in order to avoid physical impacts to historic fabric.
Rehang door D43F.	Neutral Historic door to be retained.
Remove corridor arrangement (Room FF7) and reinstate historic staircase and Room FF9 layout, converting Room FF9 into an ensuite.	Moderate beneficial This area was altered in 1983, which has been harmful to the character and original layout of FF9 in particular in addition to resulting in loss of original fabric to the stairs and FF9 walling. Reinstating the original floorplan creates a less awkward arrangement and recaptures most of the original design intention. Room FF9 was a bathroom in the 1960s as shown on RCHME floor plans and therefore previous pipework runs can presumably be reused.
Proposal	Heritage Impact
Interiors - First Floor Rear Wing	
Form new opening to link FF10 and FF14 and rehang door D53F to FF14. Remove door/frame D51F.	Minor Adverse Rehanging the door is a neutral change. However, the section of brickwork proposed for removal may be historic. This is a modest change hence the impact is limited, but does alter the circulation pattern and the doorframe to D51F appears to be non-original but historical.
Remove fire door and nibs in corridor FF13/FF8 and replace with new fire door break further along the corridor in order to separate Flat Bedroom 1.	Neutral Fabric affected/circulation/floor plan does not contribute to special interest and is a later change.
Rehang door D53F to Room FF14.	Neutral Existing door to be retained.
Remove wall to FF15/corridor FF13.	Minor beneficial The wall here is a later - presumably 20 th century insertion - that created the corridor/office arrangement. This explains why there

	is no cornice to this wall and its removal will recapture an aspect of the former floor plan and improve room volume.
Convert FF16 to an ensuite from a store.	Neutral The store does not have a historical character and its conversion to a bathroom will not affect special interest, assuming that the pipework can be accommodated without loss of important historic fabric.
Remove door D57F.	Neutral This is not a historically significant door but was installed for a fire break.
Remove wall and door to FF19 store.	Uncertain The date of the wall here is uncertain, if early 18 th century in date this would probably represent an adverse change given loss of original brickwork, albeit offset to some degree by the modest nature of the change. However, the wall here most likely inserted when the window was blocked and store created – perhaps c.1900.
Remove internal window linking Rooms FF22 and FF23 and block this as part of conversion of FF22 into a bathroom.	Neutral No historic fabric is expected to be affected.
Proposal	Heritage Impact
Interiors – Second Floor	
Doors D68S and D72S to be rehung	Neutral These are modern doors.
Room SF10 to be converted to two ensuites with associated doorways to be created to SF2 and SF9.	Neutral-Minor Adverse Conversion to bathrooms is a neutral change as pipework to run below floor (between existing floor joists) to the rear north-west elevation, connecting into existing soil stack and drainage system. Ductwork to extract fans to run vertically through roof space and terminate at ventilating roof slates at the valley pitch of the roof i.e. no loss of historic fabric and no visible change to exterior. However, the change to floor plan/circulation is minor adverse .
Conversion of SF8 to ensuite with bath to be placed in adjacent Room SF7.	Negligible Very limited, if any, heritage impact providing that this is a reversible change without loss of historic fabric due to insertion of pipework.
Convert SF4 to an ensuite with removal of modern partitions and raised floor. New opening formed in wall with Room SF3.	Negligible Very limited, if any, heritage impact providing that this is a reversible change without loss of historic fabric due to insertion of pipework. The stud walling to be removed and raised floor are thought likely to be modern. For example, these partitions are not shown on the RCHME second floor plan surveyed in the 1960s.
Services	
i.To all rooms, allow for a general overhaul of all mechanical and electrical systems. ii. Proposed radiators to follow a traditional Victorian cast iron design and to use existing routes wherever possible. New pipework to be routed within floor voids horizontally and within central riser routing vertically. iii.Replace modern fluorescent lighting with more appropriate traditionally styled lighting as set out in the electrical report with upgrades to services as described by TN electrical services.	Potentially Neutral-Minor Beneficial i.This overhaul can likely be achieved with minimal if any disturbance to significant historical fabric. ii.Potential for more sympathetically designed and located services to enhance architectural character. iii.More traditional light fittings will enhance the architectural character of the internal spaces. Where possible, additional outlets will be installed back to back, to minimize the need for channeling any plasterwork or brick work. Wiring accessories that are sympathetic to the aesthetics of the building and in keeping with the building. White plastic and brightly coloured anodized / metallic finishes will not be used unless forbidden by BS7671, they are hidden or it is impractical not to do so.

Decoration: allow for redecoration to all rooms and joinery (including removal of existing wallpaper and paint to wall and joinery surfaces).	Neutral-Beneficial The existing decorative schemes are all modern and there is potential to enhance aesthetic heritage values.
Flooring: existing tile floor to entrance hall to be retained and repaired. To all other floors allow for removal of existing carpets and tiles and renewal with floor coverings to suit room use.	Neutral-Beneficial The only known survival of historical floor coverings is at the entrance hall.
Fireplaces: where indicated on the drawing package reinstate historic fireplaces (allow for associated flu lining works to existing chimney stacks). Where existing stacks are proposed to be reinstated allow for possible mechanical ventilation routes.	Beneficial Fireplaces will be reinstated with an appropriate Georgian/Victorian historical character in order to reinforce the traditional appearance/character of the internal spaces.

Impact on the York Central Historic Core Conservation Area

- 6.05 The impact on the character and appearance of the conservation area will be positive as repairs to the listed building and boundary wall along Barker Lane and replacement of inappropriate materials with historically appropriate ones (as stated in the table above) will enhance the aesthetic heritage values of the building, the sustainability of its historical fabric and the contribution that its architectural qualities make to the appearance of the conservation area. The proposed new extension is modest in scale, continues the existing roofline along Barker Lane and uses traditional materials. It follows the 18th and 19th century building grain at the house.

Impact on Designated Heritage Assets in the Vicinity

- 6.06 No listed buildings near to Bathurst House will be affected either indirectly or directly by the proposed development.

CONCLUSION

- 7.01 This Heritage Statement has been prepared in connection with the proposed conversion of the vacant Grade II* listed Bathurst House, last used as offices, to a private residence. The site is located within York's Central Historic Core Conservation Area and City Centre Area of Archaeological Importance.
- 7.02 This report has identified the heritage significance of the site, which it finds to be generally high for the original and early fabric. Bathurst House is one of the most important houses on Micklegate and makes a strong positive contribution to the character and appearance of the conservation area. The service wing to the rear is less significant when compared to the main house due to the greater extent of Victorian and modern extensions and internal change to plan form with associated widespread loss of historical fixtures, fittings and character. The modern extensions and detached garden building/workshop to the rear of the garden and internal modern changes have a significance that ranges from neutral to detrimental.
- 7.03 The building no longer meets the requirements for a modern office and given its original use as a private house it is considered to be appropriate to recapture this original use. The proposals will result in a range of positive heritage impacts to the character and appearance of the conservation area and fabric of the listed building. Particularly welcome changes are the removal of unsympathetic modern accretions and materials and the steps to repair and conserve the historic building. Overall, the proposals are considered to preserve its special interest and therefore comply with national and local heritage planning policies.

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Royal Commission on Historical Monuments (England) (1972). *An Inventory of the City of York, Volume III South-West of the Ouse*, pp.83.

York Central Historic Core Conservation Area Appraisal.

Websites

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City of York Council Planning Applications - <https://planningaccess.york.gov.uk/online-applications>

Historic England Archives - <http://www.englishheritagearchives.org.uk/>

Imagine York - York City Council - https://cyc.sdp.sirsidynix.net.uk/client/en_GB/yorkimages

Pastscape - <https://www.pastscape.org.uk/>

APPENDIX A ~ LIST DESCRIPTION

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

Name: Bathurst House and railings attached at front

List Entry Number: 1257284

Location: Bathurst House and railings attached at front, 86 Micklegate

District: York

Grade: II*

Date First Listed: 14 June 1954

Date of Most Recent Amendment: 14 March 1997

Town house. Early C18; raised to 3 full storeys c1822; further alterations and extensions at rear in late C19. For Charles and Frances Bathurst. MATERIALS: front of orange-brown brick in Flemish bond on stone plinth, with timber doorcase and modillion cornice, returning at right end; rear of reddish brick in English garden-wall bond, with timber eaves cornice, part on paired brackets. Brick stacks to slate roof. Iron railings on low stone plinth. Central entrance hall plan with service wing at right rear. EXTERIOR: 3-storey 5-bay front, the centre bay breaking forward above the doorcase. Stone steps to Doric doorcase of engaged fluted columns and entablature; panelled door and patterned radial fanlight recessed in panelled reveal within round-arched architrave with moulded imposts. Windows are sashes, of 18 panes on ground and first floors, 9 panes on second floor, all with flat arches of gauged brick and painted stone sills. Shutters of 8 raised and fielded panels survive on ground floor. Painted bands of 3 raised brick courses at first and second floor levels. At each end of eaves cornice are elaborate rainwater heads bearing the initials CBF above square section fallpipes with clamps stamped with the Bathurst crest, a hand clasping a serpent. Rear: 3 storeys, 2 windows, with 1-storey closet wing projecting to right, and 2-storey service wing to left. Central doorway beneath segmental arch has grooved-panel and margin-glazed door. Round-headed staircase window beneath gauged brick arch. 3-course raised brick band at first floor level returns along wing. At rear of wing is a

fluted bowl rainwater head. Right return: 3-storey gable wall to front range, with 2-storey 6-bay service wing to right. Stone plinth and raised first floor band continue from front. Inserted round-arched doorway of painted gauged brick with moulded stone impostes and hoodmould in gable wall. Windows altered but traces of earlier openings with segmental brick arches survive. Service wing has 6-panel door and divided overlight towards right end. Windows are 12-pane sashes, those on ground floor in enlarged openings with flat arches, those on first floor with cambered arches. Moulded eaves cornice and fluted bowl rainwater head at right end, over fallpipe with fleur-de-lys clamps. INTERIOR: in basement, a length of medieval wall supporting later brick vaulting is exposed. Ground floor: pedimented doorcase on each side of entrance hall; plasterwork cornice and oval ceiling panel. Room to left subdivided by elliptical arch, now blocked but visible to rear; in front part, moulded cornice and reeded window architraves with angle blocks survive. Room to right has reeded doorcase with paterae, reeded window architraves with angle blocks and grooved panelled reveals with sunk roundels at angles; fluted cornice interspersed with paterae and late C19 ceiling rose in moulded surround. Stairhall arch is round with fluted keyblock, on fielded panel responds with moulded impostes. To left of stairhall are two doorcases with sunk panel jambs and angle roundels; to right, moulded round arch, with giant keyblock, on plain pilasters with moulded impostes, closed by margin-glazed door, leads to service passage. Cornice to stairhall arch returns above doorcase to left and service passage arch to right. Service passage has bold cornice and 8-panel doors re-used in C19 architraves. Bottom flight of secondary staircase with moulded string, boxed-in balusters, square newels and flat moulded handrail is located in service wing. Open string main staircase with double spiral balusters alternating with two fluted turned balusters and moulded, serpentine handrail, wreathed at foot around turned fluted newel on shaped curtail step. Corresponding fielded dado panelling swept up to fluted half newels. Round-headed staircase window, of which bottom sash is original, has keyed moulded and enriched arch on fluted composite pilasters with panelled pedestals. Stairwell ceiling is coved over enriched dentil cornice with plasterwork centre panel enclosing quatrefoil centrepiece. First floor landing ceiling has diamond shaped centrepiece with pomegranates enclosed in rectangular surround. First floor: landing doors are of 8 raised and fielded panels. Moulded and keyed round arch on sunk panelled pilasters leads to first floor passage. Both front rooms have reeded window architraves with angle blocks. Former saloon to right has reeded doorcase with paterae, and window reveals of grooved panelling; plaster cornice; frieze and ceiling probably of embossed paper, in Rococo design. Front left room has reeded cornice and window reveals of fielded panelling. Rear right room retains two walls lined with full height raised and fielded panelling, and bolection moulded fireplace with overmantel panel. Rear left room has reeded cornice and window with fielded panelled reveal. Secondary staircase rises from first floor passage to second floor, with one attached column half baluster visible.

SUBSIDIARY FEATURES: square section railings and standards with mace finials, swept round to entrance steps and at each end. From 1872-79, the house was used as offices for a District Goods Manager of the North Eastern Railway Company. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 83).

Books and Journals: An Inventory of the City of York III South West, (1972), 83

National Grid Reference: SE 59873 51610

APPENDIX B ~ FLOOR PLANS



First and second floor plans as existing (© Charlotte Kitchen Architects)



Basement and ground floor plans as existing (© Charlotte Kitchen Architects)



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