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Clifton View, 42-44 Clifton, York YO30 6AW

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Design Access and Heritage Statement  
August 2020

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**Dean Knight Partnership Ltd**  
Architects & Historic Building Consultants  
42-44 Clifton, York YO30 6AW  
[www.deanknight.co.uk](http://www.deanknight.co.uk)

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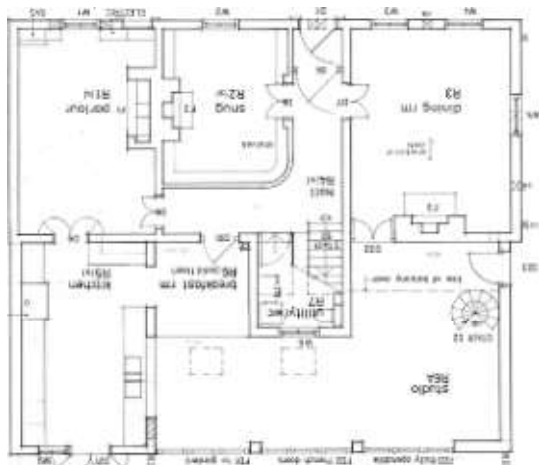
## Summary

George VI, when Duke of York, declared that “*The history of York is the history of England*”. If this is so then the history of 42-44 Clifton, Clifton View, throws an illuminating light on the history of York through four centuries and by extension the history of England. For this reason it is “listed” as a building of national importance.

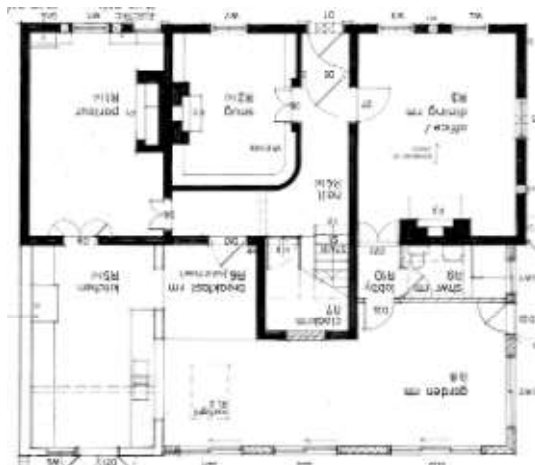
As this study shows the significance of Clifton View lies in the principal rooms facing the street now known as Clifton. This consists of three rooms on the ground, first and attic floors and the Georgian staircase projecting behind. These remain unaffected by the proposals.

Historic maps show that rear areas have always been service areas, sculleries, coal storage, toilets and the like which have changed frequently over time. Listed building consent was granted in 2009 for works including a rear extension with a mono-pitched roof which would have formed a studio. The extension has not been built although other minor works were carried out.

The current proposal is a scaled down version of the 2009 consent with an extension on the same footprint but single storey and with a “green” flat roof laid to grasses. This would form a garden room with glazed doors along the rear of the property with a toilet and shower room.



2009 Approved plan



Current proposal

In addition to amenity value the proposals are “future proofing” allowing the potential for a downstairs bedroom and adjacent showroom for the current occupants or an infirm relative whilst providing a pleasant day room overlooking the garden. The current arrangement, common with Georgian houses, has principal windows facing to the street, originally the Roman road to the north and now a major artery into and around York carrying thousands of cars a day.

The study conforms to Historic England’s guidance “Understanding Historic Buildings” for proposed alterations to a significant building at Level 3. That is “a systematic account of the building’s origins, development and use”.

## The scope of the statement and limitations of the study

A **Design and Access Statement**<sup>1</sup> is a short report accompanying and supporting a planning application that should seek to explain and justify the proposal in a structured way. The level of detail required will depend on the scale and complexity of the application and the length of the statement will vary accordingly. It should cover both the design principles and concepts that have been applied to the proposed development and how issues relating to access have been dealt with, including how relevant planning policies have been taken into consideration.

A Design and Access Statement should be proportionate to the complexity of the application, but need not be too long. What is required is set out in Article 4C of the GDPO and Department of Communities and Local Government Circular 01/06 *Guidance on Changes to the Development Control System*.

Applications for listed building consent will also be required to be accompanied by a Design and Access Statement. In particular such a statement should address:

- i. The special architectural or historic interest of the building;
- ii. The particular physical features of the building that justify its designation as a listed building; and
- iii. The building's setting

The legislative requirements are set out in regulation 3A of the Planning (Listed buildings and Conservation Areas) Regulations 1990.

## Heritage Statement

The National Planning Policy Framework (NPPF) published on 27 March 2012 by the Department of Communities and Local Government sets out in section 12. *Conserving and enhancing the historic environment* requirements for the historic environment. Clause 128 states:

128. In determining applications, local planning authorities should require **an applicant to describe the significance** of any heritage assets affected, **including any contribution made by their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This statement is often referred to by local planning authorities as a Heritage Statement.

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<sup>1</sup> City of York requirements from web site

This report has been prepared on the instructions of the owner of the property.

The appointment is provide architectural and historic building consultancy services including historical and archival research in order to assess the significance of the building and the effect of proposals on that significance. This involves:

1. Detailed examination of the building itself.
2. A detailed photographic record, including all external elevations and other important features.
3. A consideration of the relationship of the building to its setting.
4. Documentary information from readily accessible local archives and local history libraries, census returns, directories and other published sources.
5. This will be brought together in an analytical record comprising an introductory section followed by a systematic account of the building's origins development and uses.

The purpose of this Statement is to accompany a listed building application for alterations to the property in accordance with government and local guidance.

### **Sources consulted**

Primary sources:

- 42-44 Clifton, Clifton View, direct assessment of the building on site
- Ordnance Survey Maps 1852 to the present

Secondary sources include:

- RCHME City of York Volume IV Outside the City walls Est of the Ouse
- Historic England Historic Environment Record with listed building descriptions
- City of York Conservation Area Statement No 2 Clifton
- Yorkshire; York and the East Riding, Nikolaus Pevsner and David Neave 2<sup>nd</sup> Ed 1995
- Clifton and its People in the Nineteenth Century, Barbara Hutton 1969
- The World of Mary Ellen Best, Caroline Davidson, 1985

### **Acknowledgements**

Laura Yeoman, Archivist (Access and Engagement), Explore York Libraries & Archives

Blackwell UK Ltd Historic O.S. Maps

**Authorship** This Statement has been developed by

**Keith Knight** BA(Hons) Dip Arch(Shef) Cert(Arch) MA(York) IHBC RIBA SCA

Keith Knight is a Director of the **Dean Knight Partnership Ltd** experts in the regeneration of environments and communities combining skills in partnership working, neighbourhood renewal and the historic environment. Keith is a Chartered Architect who trained at the University of Sheffield where he was awarded the John Jenkinson Prize for the RIBA Final Examination. He holds a Master's Degree in Conservation from the University of York and is an RIBA accredited Specialist Conservation Architect "*Suitable for those working on historic buildings of outstanding national importance, such as Grade I and II listed buildings or scheduled monuments, and with highly specialist skills in one or more aspects of conservation*". This accreditation is recognised by English Heritage, Historic Scotland and Cadw, the Welsh Government's historic environment service.

Keith offers a wide range of consultancy services and expert advice in the complex field of the historic built environment, architecture and planning. He assembles specialist professional teams to deliver projects that require expertise in the repair, restoration and development of historic buildings and places. His varied work experience spans the public, voluntary and private sectors where he has had lead responsibility for projects up to £10 million in value, and for contributing to schemes of up to £100m in value.

Formerly Building Conservation Officer for a National Park and a London Borough, Keith spent three years with English Heritage as Historic Buildings Architect. In these roles he has advised on hundreds of listed building consent and historic building grant applications, and is an acknowledged expert on historic building legislation and best practice.

Elected chair of the Yorkshire Region of the Institute of Historic Building Conservation in 2004 Keith sat on the Institute's National Council for 6 years. He has sat on the Heritage Lottery Fund's Panel of Expert Advisors, and been appointed to the Roman Catholic Diocese of Middlesbrough Historic Churches Committee. For some years Keith has been invited to be a judge for the Leeds Awards for Architecture and in 2006 he was appointed to the Hull (now Humber) Design Review Panel, and is a lead assessor for the national Civic Trust Awards. Keith represented the RIBA on the Court of the University of Sheffield. In 2010 Keith was appointed to the newly constituted Yorkshire Regional Design Review Panel; as an assessor to the RIBA Conservation Register and elected Convener of the RIBA Yorkshire Conservation Group. He was Course leader for the RIBA Conservation Course for several years. He is a Trustee of Wentworth Woodhouse one of the most significant country houses in England which is undergoing repair and regeneration.



**1.0 SETTING AND CONTEXT:** Analysis of the building's setting, including the building's relationship and contribution to its surroundings.

## 1.1 THE DEVELOPMENT OF CLIFTON<sup>2</sup>

THE TOWNSHIP OF CLIFTON lies ten minutes' walk north-west of the walls of York, and is now linked to the City by a continuous growth of houses. At the beginning of the nineteenth century it was a district and rural village, self-governing and dependent on dairy farming. The following is an attempt to trace the stages by which Clifton became first a suburb and then a part of the City of York itself.

Barbara Hutton  
Whit Sunday 1967

### The Sale 1836

In 1836 the last year of William IV's reign, the manor of Clifton and the greater part of the Township was put up for sale by auction, together with part of Rawcliffe and Skelton. The sale of this large estate was a turning point in Clifton's history, marking the end of a way of life that had been very much the same for generations past, and laying the village open to the modernising influences of the nineteenth century.

*"Bootham & Clifton, etc. – The announced intention of the Earl de Grey to sell his valuable property in the suburbs and immediate vicinity of the City may be considered from two points of view.....*

*As it respects the prosperity of this city we conceive that a considerable benefit will arise. It is always a disadvantage to a large town, when a considerable landed property in its contiguity is on one hand. And when the proprietor is unable or unwilling to grant building leases, or to ensure the occupiers a longer period of tenancy than for one year. The division of such property into lots to be sold in perpetuity, will have the effect of encouraging the rection of many villas and suburban residences, possessing the pleasantness and the salubrity of the country, along with the convenience of contiguity to a city where there are a cheap and abundant market, excellent shops and every facility for the education of a family"*

*Yorkshire Gazette Michaelmas 1835*

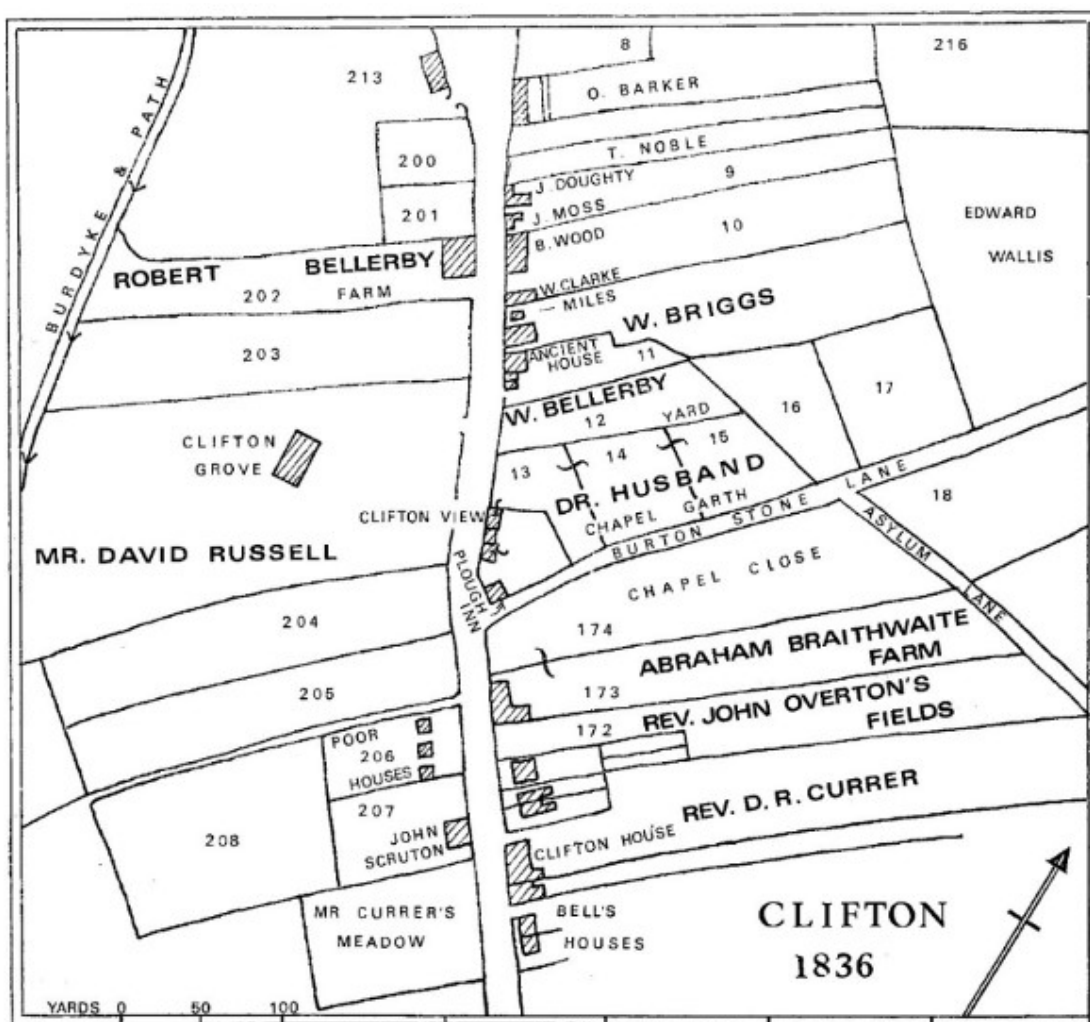
The property was put up in 216 lots at the auction, but only 40 of these were actually sold. The Lordships of the manors of Clifton and Rawcliffe were not sold, and the Robinson / de Grey family and its heirs remained Lords of the Manor until 1919 when it was sold to the Corporation of the City of York, the present Lord of the Manor.

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<sup>2</sup> *Clifton and its People in the Nineteenth Century*, Barbara Hutton, York Philosophical Society, 1969

Clifton came into the hands of the Robinson family farm by farm during the course of the 17<sup>th</sup> and early 18<sup>th</sup> centuries. William Robinson I bought the manor of Rawcliffe in 1582 and that of Clifton in 1600; he acquired the Rectory of St Olave's in 1613 with part of its tithes and his son William acquired the rest of the tithes in 1622.

The first William Robinson, son of an Alderman of York, was himself Lord Mayor of the City, as was his son after him. His grandson the third William, was knighted at the Coronation of Charles I and acquired a family seat at Newby near Ripon. His son Metcalfe became a Baronet in 1761, Metcalfe's great nephew became the first baron Grantham and the third Baron Grantham became Earl de Grey, from which the new title descended. It was this Earl de Grey who offered Clifton for sale in 1836. His only son died in 1831, so that the next heir would be his brother Frederick Robinson, Earl of Ripon, and there were two daughters to provide for. This may have been the Earl's motive for the Sale, but on the other hand as early as 1824 the de Grey estates were being broken up by the sale of the whole town of Wetherby and Aldborough had also been sold in 1834.



Clifton 1836, the Street south of the Green

Clifton 1836, South of the Green, Barbara Hutton

## 1.2 CLIFTON CONSERVATION AREA<sup>3</sup>

The Conservation Area was originally designated in 1968. In 1975, the boundaries were extended from the village green south-east to meet the Central Historic Core Conservation Area where Bootham gives way to Clifton, northwards along Shipton Road and west to the River Ouse. In 2002, the Conservation area was again extended to include North Parade, Queen Anne's Road and the area immediately adjacent to the former Queen Anne's School.

**History** The major route into York from the north passes through Clifton. Until the mid-late C19th century, the village of Clifton was a separate rural community outside the City of York and dependent on dairy farming. When first designated in 1968, the conservation area was focused on the nucleus of the original village around Clifton Green. This still retains its essential rural character, with mainly small scale dwellings and local shopping clustered around the village green. The uses around this open space do not conflict with the predominately residential character of the area.

**Important Buildings** St Peter's School, Clifton with designs by John Harper (1838), the Atkinsons (1861) and Penty (1927). The Church of St Philip and St James was designed by George Fowler Jones and built in 1866; Clifton Methodist Church was built in 1909 to the design of Edward Taylor. Off Clifton Green is St James' Terrace in grey brick with ornate gables.

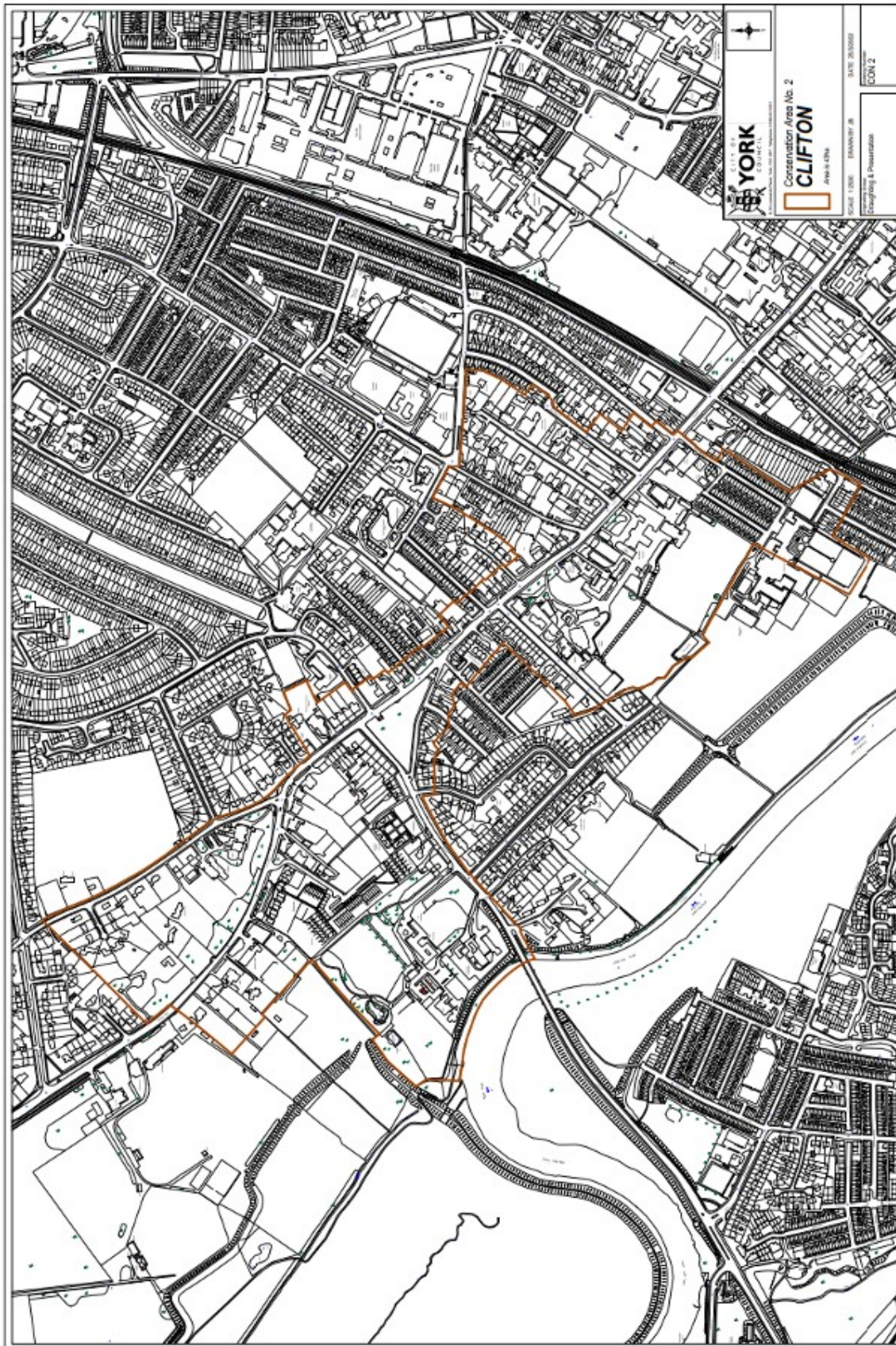
**Character** The area is characterised by late Georgian town houses and Regency villas fronting onto Clifton, and Victorian and Edwardian terraces and semis in the new suburban residential streets, often developed in the garden grounds of frontage properties. On Shipton Road there are important Victorian and Edwardian villas in substantial grounds. The Rawcliffe Lane area is bounded by the model picturesque style dwellings on the Rowntree Estate, built to the designs of Parker and Unwin, (famous for their work at New Earswick and in garden cities). West of Clifton Green the character is of large buildings set in generous gardens. East of Clifton Green the density of buildings is higher but spacious; the character is enhanced by the setback of St Peter's School buildings and surrounding grounds. There are many trees in roadside verges in open spaces and in gardens which create the character of the area. Clifton Green is triangular, surrounded for the most part by early 19th century cottages.

The main elements of the character and appearance of the area are:

- (1) Clifton Green, with its rural "village" character, its Church, trees and small scale buildings set in small gardens;
- (2) the large Georgian, Victorian and Edwardian villas in the area, with their gardens and trees;
- (3) the groups of trees in roadside verges, along the York to Scarborough railway line, in other open spaces and private gardens;
- (4) the generous spaces between buildings which typify the area

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<sup>3</sup> **CLIFTON** Conservation Area No.2 (40.0 ha) City of York Council



### 1.3 HISTORIC BUILDINGS AROUND CLIFTON VIEW<sup>4</sup>

#### Setting

Clifton is the continuation of Bootham. The houses are smaller and less townish, though there are several early C19 grey brick villas of some size. The village chiefly developed after 1836 when the greater part was put up for sale by Earl de Grey. (Pevsner). The area is characterised by the diversity of its traditional buildings. Education buildings, religious buildings, shops, hotels, restaurants, cafes, pubs and a multitude of housing types including detached houses, terraced houses and apartments. For economic reasons the trend in recent years has been to re-convert buildings back to residential, and multiple to single occupancy.



Satellite image and map of Clifton south of the Green.



Area around Clifton View from Petersway (north-west) to Burton Stone Lane.

<sup>4</sup> The Buildings of England YORKSHIRE; YORK AND THE EAST RIDING  
Nicholas Pevsner And David Neave Second Edition 1995 Outer York: North West 1b North-west York – Clifton

At first sight the area is very green with mature trees. Closer inspection around Clifton View shows a complex setting with large areas of car parking and other grey tarmac particularly associated with Clifton Bingo Club, formerly Clifton Cinema, which replaced a large villa in the 1930s and with its car parking occupies three street frontages.

### North-east side of Clifton



56 Clifton



52-54 Clifton. Clifton Bingo

**56 Clifton.** Historic maps show a post office on the corner of this site. The present building, a detached house, was built in the 1930s and first shown on the 1937 OS Map. It was built before the Cinema / Bingo which now overshadows it.

**The Clifton Cinema** was opened in 1937 to the designs of Frederick Dyer, with Georgian and Art Deco styling. It seated 1,150 in the stalls and balcony. In 1964 it was converted into the Clifton Bingo and Social Club is run by Jeremy Prendergast, grandson of the original owner who also built cinemas in Hull, which is still exists, and Thirsk which was sold in the 2000s and demolished.



50 Clifton, Clifton Garth



42-44 Clifton, Clifton View

**No. 50,** originally Clifton Garth was built in the early 1850s for Robert Hornby. Formerly a large villa encompassing the whole site of what is now Clifton Cinema. Subsequently converted to St Olave's School, Barclays Bank and offices. Converted to three apartments in the 2000s. It is stuccoed with three widely spaced bays, giant pilasters, and a doorway with triglyph frieze.

**Nos 42-44,** more modest with front of c.1780 and earlier C17 hearth and plan.

The Listing entry states : Nos.42 and 44 GV II House, now 2 houses. c1780 with earlier remains. Altered mid C19 when the house was divided into 2. Mottled brick with painted stone plinth. Slate roof.



40 Clifton



36 Clifton, Burton House



34 Clifton

**No. 40**, House of three bays, early C19, ground-floor windows arched, overhanging eaves and pantiled roof with two dormer windows.

**No.36**, Burton House, was residential, extended when a school and is now flats. Historically, the boundary of the City of York ended at the Burton Stone and the township of Clifton began. According to Pevsner "a long *mid-C18* brick front," (but possibly later Ed), with central doorway, brick bands, windows with segmental arches. The two bays on the right were an extension built by 1861 (they don't appear on the OS map of 1852), when the house was enlarged, with pleasant grounds to become a school for young ladies with sixteen resident pupils. The school was still there in 1876 but Miss Mary Husband, one of the two sisters who ran the school, died in that year and three years later her sister Miss Jane died. The listing describes the property as *c1740 with late C18 or early C19 additions, converted late C20*.

**No 34** Clifton, House of c1830. Brick in Flemish bond with painted stone dressings and slate roof.



1852 O.S. Map



1891 O.S. Map



The Burton Stone Inn

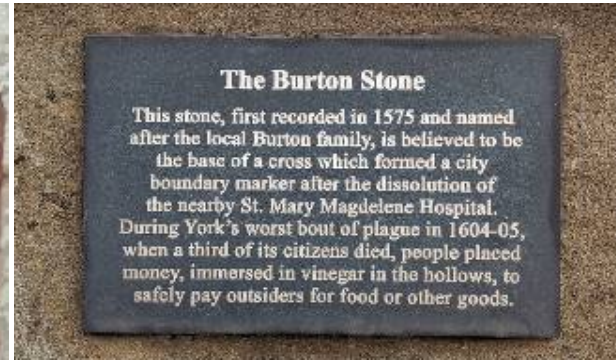


26-32 Clifton, St Peter's Terrace

The **Burton Stone Inn** was built as a Public house in 1896 to the designs of York architect Walter Brierley, on the site of an earlier inn, The Plough. Of small sized bricks in English bond, which make it appear larger, and rendering above, stone dressings and a plain tile roof. It is well-detailed with canted bay windows, gables and big chimneys.



The Burton Stone



The wall fronting the Burton Stone Inn building houses the medieval **Burton Stone**, a large square cross base with a hole for a shaft and four cup-like depressions said to be filled with vinegar where money was deposited to safely pay for food and other goods during plague.



1852 O.S. Map

**Nos. 26-32** Clifton, St Peter's Terrace, on the site of the medieval Chapel and Hospital of St. Mary Magdalene, is a three storey brick terrace originally with stabling to mews at the side of No. 32 and to the rear of Nos. 30-26.

The Listing entry states: Terrace of 4 houses, now flats and guest houses. 1836-40 with later alteration. Brick with stone and painted stone dressings. Slate roof with heavily moulded cornice.

No. 32 is now a doctor's surgery and the other properties have been returned to single residential use.

### North-west side of Clifton



27 Clifton, Burton Cottage



29 Clifton, The Laurels

**No. 27** Burton Cottage is a rather good grey brick villa with central pedimented gable, and a doorway within concentric arches c.1835. Elaborate ceiling roses. The listing describes the property as 27 Clifton. House. c1830-40. *Yellow brick* with painted stone dressings. Slate roof. Double-depth plan.

**No. 29** The Laurels c1840, grey brick with two-storey projecting bay windows under gables. Listing entry: 29 Clifton. House, now school. c1835 with later alterations. *Yellow brick* with painted stone dressings. Slate roof.



Clifton Methodist Church



Clifton Grove (now St Olave's School)

**The Methodist Church**, immediately opposite Clifton View, was built in 1910 of brick in the decorated gothic style advocated by high church Anglo-Catholics. Formerly the site of Clifton Cottage, which OS Maps show was, despite its name, a substantial C19 villa.

**Clifton Grove**, a villa set back in its own grounds built in 1810 for David Russell a solicitor. Stuccoed of two-stories with low-pitched hipped (originally) slate roof. altered C20 with concrete tile roofs. There is a lower wing to the north. Extensions 1988-90 by *David Spencer*.

### **The Backs – Queen Anne front, Mary Anne back.**

The following photographs illustrate that although the fronts of the properties around Clifton View historic present a refined appearance the rear areas are service areas. Some properties have been extended have been extended and many have become grey tarmac parking areas.



Clifton View rear from Clifton Bingo car park

**The proposed extension to Clifton View will not be visible either to the rear or to the side**



Clifton View gable and side passage



Wall between Clifton View and passage to Bingo



Clifton Bingo from 56 Clifton



50 and 44 Clifton



Passage between 50 and 44 Clifton



Rear of 50 Clifton, Bingo to right



Bingo car park towards 44 Clifton



38-44 Clifton



Rear of 26-32 Clifton, St Peter's Terrace



## **2.0 SPECIAL ARCHITECTURAL OR HISTORIC INTEREST:**

Analysis of the building's special interest, including the sequence of its historic evolution.

**2.1 English Heritage Conservation Principles, Policies, and Guidance** section on Assessing Heritage Significance (pages 35-40) sets out a process for *assessing the heritage significance* of a place:

- Understand the fabric and evolution of the place
- Identify who values the place, and why they do so
- Relate identified heritage values to the fabric of the place
- Consider the relative importance of those identified values
- Consider the contribution of associated objects and collections
- Consider the contribution made by setting and context
- Compare the place with other places sharing similar values
- Articulate the significance of the place.

'Conservation Principles' sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways; 'Conservation Principles' shows how they can be grouped into four categories:

**Evidential value:**

the potential of a place to yield evidence about past human activity.

**Historical value:**

the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

**Aesthetic value:**

the ways in which people draw sensory and intellectual stimulation from a place.

**Communal value:**

the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

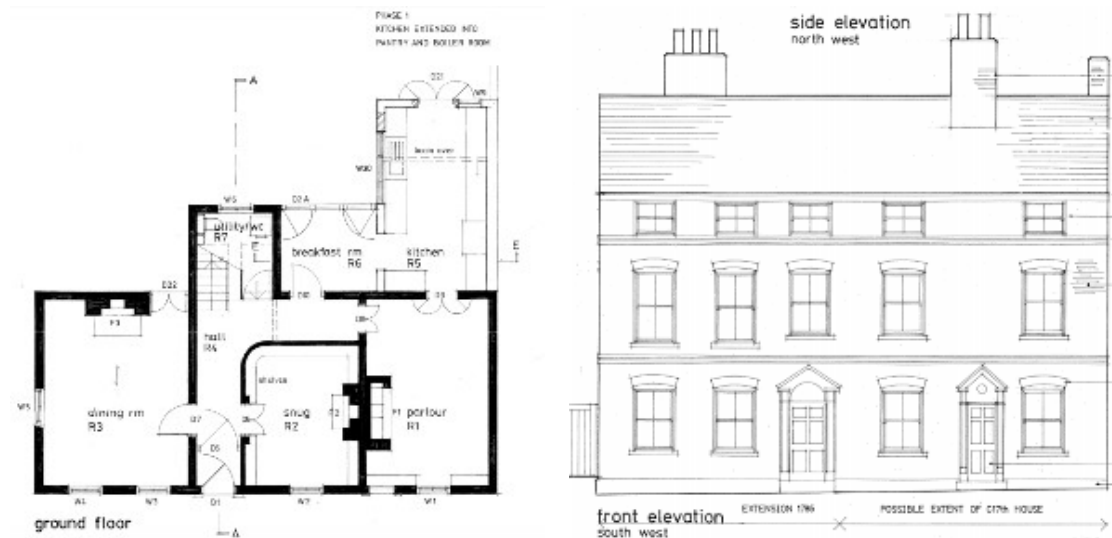
The guidance contained in the document also includes a recommended approach to assessing significance, advice on how to apply the principles and policies in practice and detailed interpretation of policies on repair, on intervention for research, on restoration, on new work and alteration and on enabling development.

**British Standard 7913:2013 *Guide to the conservation of historic buildings*** lists twenty five individual heritage values (section 4.2), and notes that this list is not exhaustive. The importance being to understand the building avoid harming its significance as far as possible.

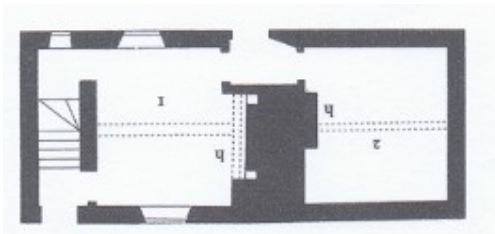
## 2.2 HISTORIC DEVELOPMENT OF CLIFTON VIEW

### Phase 1 c1600-1645 – lobby entry plan

The first record of Clifton View is a deed which can be dated to 1696. This concerns the inheritance of an existing house owned by John Burton. It is reasonable to say therefore that a property was already standing at least a generation before that date.



Looking at the plan and front elevation there are unequally spaced bays with large back to back fireplaces to the two rooms on the right side. Moreover there is a large C17 door to the rear, complete with fanlight to light the lobby behind. Looking at house typology it is possible to identify this part of the house as a typical lobby entrance plan.



This example of a lobby entry plan illustrated in Pevsner,<sup>5</sup> common in rural areas of the East Riding, is from South Cave. Here there is a staircase at one end, set back from the wall, suggesting an attic or first floor within the slope of the roof.

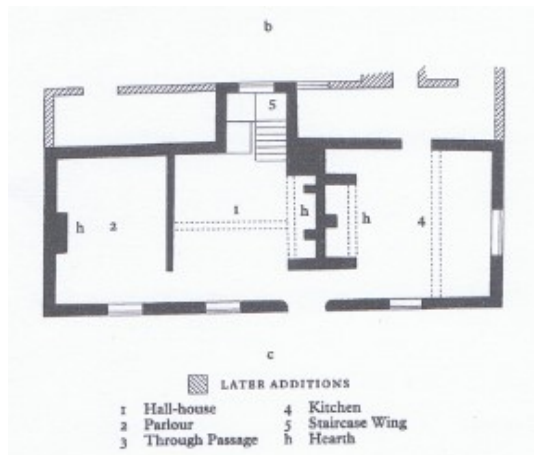
The simplest two-room or two-cell type has a central entrance door opening onto a small enclosed lobby. Directly in front is a side of a wide internal chimney-stack and to the left and right are doorways, one leading to a living-cooking room, known as the house or hall-house, the other to a sleeping room, known as a parlour. If there is an attic or upper storey it might be reached by a ladder or by a staircase on the opposite side of the stack from the entrance door. Probate inventories suggest that before the early C18 upper floors were principally used for storage and only occasionally are beds or other furniture recorded there. It would be usual for the attic floor to be of plaster, possibly lime or gypsum plaster. As the roof would be thatched the plaster floor prevented a roof-fire spreading too rapidly to the living quarters on the ground floor.

<sup>5</sup> The Buildings of England, Yorkshire York and the East Riding, Nicholas Pevsner and David Neave 2nd Ed, 1995

## Phase 2 c1645-1786 extended and refaced in brick



The evenly spaced bays on the left side, the Georgian staircase and the large reception rooms, dining room and drawing room above with larger windows, indicating their importance and implying a piano nobile, suggest a major upgrade. Moreover, the ground floor to the two left bays is a suspended timber floor rather than a solid floor on ramped earth on the earlier range. Anecdotal evidence is that this area also had basement filled in by 1974. This is indicated by the filled in "area" to the front which would have allowed windows to light the basement and cobbles to the side suggesting an external stair down to the basement. Internally a basement could have been accessed by a continuation of the staircase.



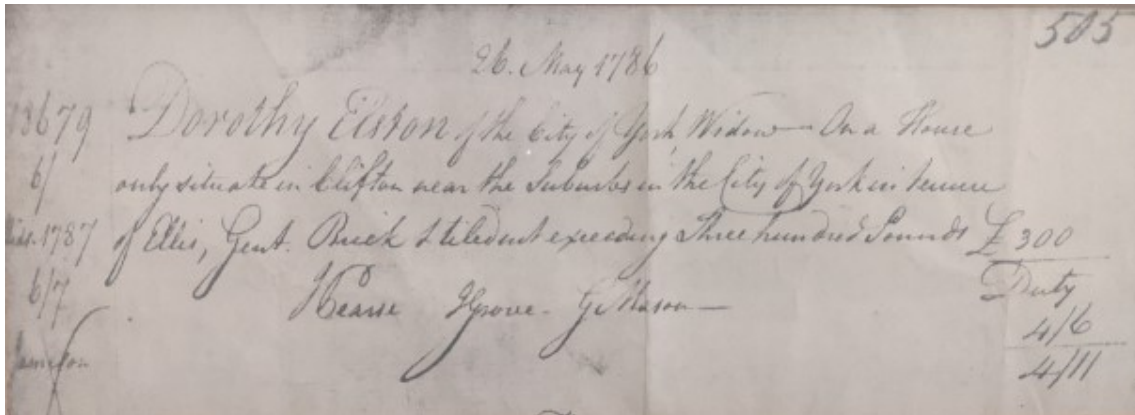
According to Pevsner most surviving C17 or early C18 lobby-entry houses were originally farmhouses rather than cottages, many of them are more substantial, being three-cell with an additional parlour to one end and sometimes service rooms in an outshot or rear wing.

The example illustrated is in Riccall, early C18.

This example is remarkably similar to Clifton View. Until the sale of the Earl de Grey's holdings in Clifton from 1836 onwards Clifton was a dairy farming community and it is reasonable to assume that Clifton View was a farmhouse.

Externally Clifton View is faced in Flemish brickwork. Brick became the principal walling material in York after 1645 when, as a fire precaution, the building of timber-framed houses was forbidden by the Corporation.

**Phase 3** c1786-1851

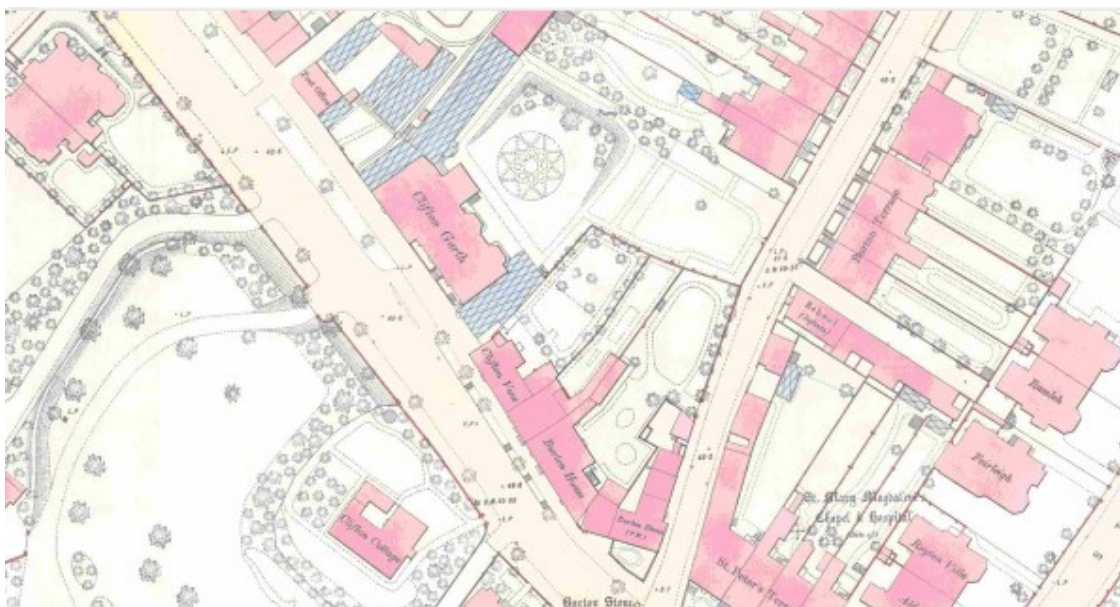


The fire insurance certificate dated 26 May 1786 records that

*Dorothy Elison Of the City of York Widow On a House only situate in Clifton near the Suburbs in the City of York in? hence? Of Ellis, Gent. Brick and tiled not exceeding Three hundred Pounds.*

It would appear that Dorothy Elison owned the property and a Mr Ellis rented. The insurance premium was 4/6 with a duty of 5d giving a total of 4/11 (four shillings and eleven pence). The Sun Insurance fire sign is still a feature on the front elevation. The fire sign was to indicate that to the company fire brigade would have known this was one of their properties. Should a fire have occurred a maximum compensation of £300 would have been paid.

The insurance indicates the completion of a refurbishment at this date. Features such as the Georgian fireplaces, and staircase date from this period. The significant features of the property still existing today were complete by this date.



Extract from 1852 OS Map

### Mr & Mrs Henry Robinson, 1832-1851

In May 1830 Rosamond Best married a solicitor Henry Robinson, son of Rear-Admiral Hugh Robinson. They started their married life at 12 St Saviourgate before moving with a growing family to a larger house, Clifton View, in October 1832. Here they raised thirteen children and Rosamond wrote a journal published as *A Family Chronicle of Twenty Years of the Life of Mrs and Mrs Henry Robinson 1831-1851*, a record of their daily life and of important events in the lives of relations and friends.

Rosamond and her sister Mary Ellen Best were both accomplished artists. At this period it was normal for girls from middle and upper-class backgrounds to have lessons in drawing and painting. Drawing masters were to be found in almost every provincial town, teaching at local schools and visiting their pupils homes. Most of them were professional artists who needed to supplement their incomes by teaching.



Henry Robinson 1829,



Rosamond Robinson 1830,



Mary Ellen Best 1839



Hugh, born in May 1831



Anne, Born in June 1832



Rosamond Jr, 8 months 1836

These portraits are by Mary Ellen Best and with Rosamond's journal form a unique and fascinating window into middle-class life at Clifton View and similar households. In later life Hugh went into the army and became a captain in the 43<sup>rd</sup> Light Infantry. He died unmarried in 1880.



Mary Richardson, aged 15 years, York August 1836

Mary was a servant to the Bests when they lived at Palmer's Lodgings in Gillygate.

A Mr and Mrs Richardson acted as butler and housekeeper for Rosamond Husband's aunts at no. 9 Petergate and Mary may well have been their daughter.

The Bests employed at least two servants and enjoyed a comfortable living.



Family Scene York 1833 (Clifton View)



OS Map 1852

Rosamond and Henry Robinson are in the garden of Clifton View with four children. Rosamond describes the occasion as follows:

*"Tom Norcliffe and little Albinia Dalton dined with us, and amused themselves by climbing and blowing soap-bubbles in the garden. Our darlings watched them eagerly, and Ellen took a sketch of the family party, as we sat out of doors"*

Looking at the very detailed 1852 OS map the group appears to be on the cobbled area immediately behind the house just before the gate, piers and low wall with railings separating this area from the landscaped walled garden. This is laid out in the manner of a Georgian square for private perambulations.

At this date the Robinsons only had two "darlings"; Hugh born in May 1831, who has his arms in the air, and Ann, born in June 1832, sitting in the high chair. Thomas and Albinia were Rosamond's young cousins.



Clifton Feast May Day 1833 outside Clifton View



Rosamond and son Hugh in foreground



Our Dining Room at York 1838



The artist in her painting room York, 1838-9

There is some debate about where these pictures were painted. Mary Ellen Best lived with her sister Rosamond Husband and mother at Clifton View for a period before having her own property. So this may be the dining room and the drawing room at Clifton View where wallpaper matching that illustrated has been uncovered.



Our drawing room at York c.1838-40

The drawing room was the most formal room in the house where guests would be entertained and letters written.

The room is warm and harmonious, with all the colours blending well together. There is a print of the Duke of Wellington to the left of the mantelpiece and a painting of Langton Hall (eventually to be inherited by Rosamond Husband), over the sofa which is covered with chintz.



A cottage by firelight, York c1836 (Clifton View)

It is tempting to conclude that this is the scullery, now part of the kitchen at Clifton view. The proportions, layout and fireplace and window all matching the kitchen in 2000 prior to its extension into outbuildings.



A cottage interior, York, 1836 (Clifton View)

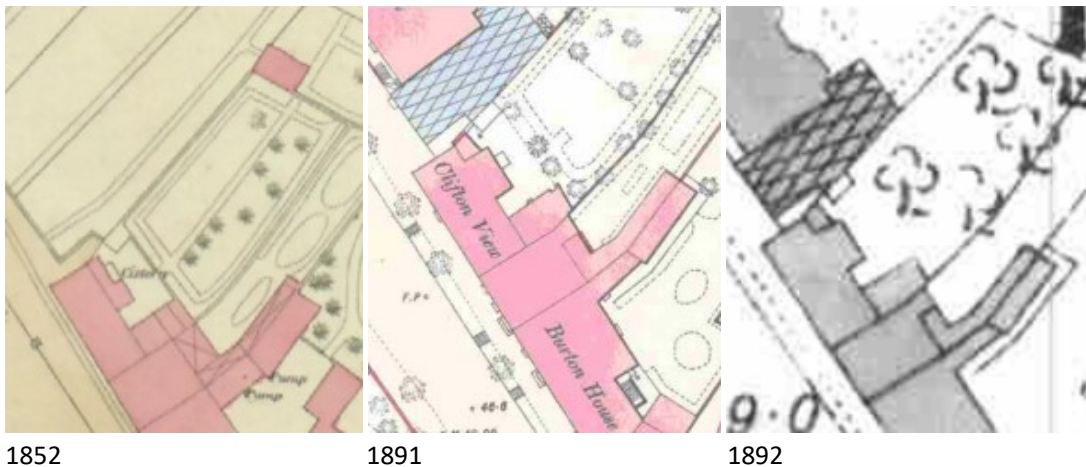
This is now the Parlour (R1) at Clifton View. The herringbone brick floor on rammed earth being beneath the present wood block floor. And the chimney, former staircase and door to the scullery correctly positioned.

Caroline Davidson in her book writes:  
*"The books (one of them a Holy Bible), the painting, ornaments on the mantelpiece, corner cupboard and tea table turned upright to save space all suggest that this was a relatively prosperous household".*

#### Phase 4 1851-1913

Further alterations took place in the mid-nineteenth century. The original windows were replaced with plate glass and larger Victorian style window panes and glazing bars inserted. According to a RCHME report the bracketed eaves cornice and front window shutters are also of mid-nineteenth century style.

Detailed Ordnance survey maps are available from the mid-nineteenth century, throwing a revealing light on the frequent alterations to the rear “service” areas.



And **street directories** are available chronicling the occupiers and their trade or profession.

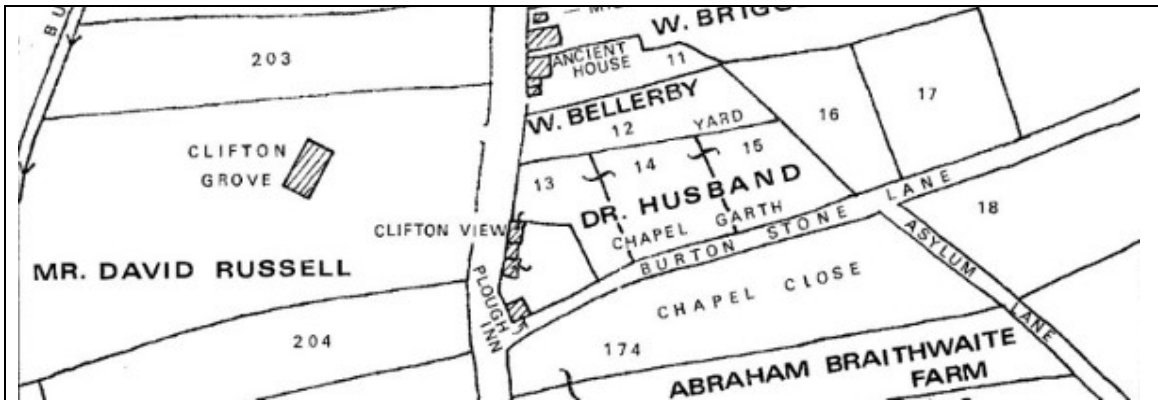
Date	House No	Occupants
1849	Clifton	<b>Robinson Mrs</b> Admiral Clifton Robinson Rev John Clifton
1851	Clifton	Burton Stone Inn & Post Office Receiving House Hey Rev J., MA Robinson Rev. J., MA <b>Strangeways Miss Cath.</b> Holtby John Whincup William Walker Thomas Seymore G. Hicks, Esq Harrison Ralph
1861	9 High Petergate	Robinson Hy., Esq <i>(house of Rosamond's Aunts which she inherited)</i>
1861		Burton Lane Burton Stone, Mrs Eliz. Rogers Husband Misses Mary Anne & Jane ladies school (Burton House) Robinson Rev. John <b>Husband Mrs</b> Hornby Rev Robt. Wm., Bilton D.D. Whincup William Shoemaker Walker John Gardener Seymour Hicks Esq

Date	House No	Occupants
		(Clifton Manor) Harrison Ralph Esq
1867	9 High Petergate	Northcliff Mrs Rosamond
1872	Clifton	(Pop 3,296) from alphabetical list:- Husband Misses Jane and Maria, Ladies Seminary Burton House Husband Miss Mary Ann, Rose Cottage Clifton Green
1876	Clifton	Burton Stone Inn Baker Mrs Maria Baker Mrs Anne shopkeeper Husband Misses Jane & Maria ( <i>Burton House</i> ) Robinson Rev John MA <b>Fulton Mrs Ann</b> Hornby Rev Robert William Bilton D.D. (Clifton Garth) ( <i>Husband Miss Mary Hannah Rose Cottage</i> )
1881-2	9 High Petergate	Mrs Norcliffe ( <i>Rosamond's Aunt</i> )
1893	14 Clifton 15 16 17 <b>18</b> 21	Burton Stone Inn, Mrs M. Baker Baker, Miss L, Shopkeeper Paterson Mrs A.M. ( <i>Burton House</i> ) Vacant ( <i>40 Clifton</i> ) <b>Waddington William Henry</b> Schroeder, F Hodgson, J.W. Branch post and money order office and collector of assessed taxes for Parish of Clifton ( <i>site of 56 Clifton</i> )
1895	15	Burton Lane Baker Mrs, Maria, Vict Farmery Mrs Kate, Grocer ( <i>i.e. a farmstead</i> ) Paterson Mrs Patterson Miss Forbes Andrew ( <i>18?</i> ) <b>Husband Miss Maria</b> ( <i>Clifton View</i> ) Schroder Felix Holmes George, Fruit grower Hodgson Jn. Wm. assist overseer
1900	15 16 17  21	Burton Stone Inn Thomas Gell Paterson Miss Amelia Vacant <b>18 Husband, Miss M.</b> (Clifton View) 19 Schroeder, F., (Clifton Garth) 20 Holmes, G., Florist Hodgson, J.W. collector of taxes
1909	15 16 17  21	Burton Stone Lane Gell, Adelaide (Burton Stone Inn) Paterson Miss Amelia Talbot, Rev. G Surtees ( <i>18?</i> ) <b>Husband. M., Miss (Clifton View)</b> ( <i>19?</i> ) Schroeder. F. (Clifton Garth) ( <i>20?</i> ) Kettlestring, Florist Hodgson. J.W. etc

## The Husband family, 1851-1913

### Dr William and Jane Husband

A Doctor's family connected with Clifton was that of William Husband, surgeon of Minster Yard. William was the first member of his family to become a doctor, his father being William Husband the glover of Masham. In 1814 the doctor married Jane Palmer, daughter of a linen-draper of Minster Yard, and thus a neighbour; but Jane's mother was Jane Elston of the Clifton farming family and it was from her that Jane Palmer inherited a house in Clifton called Clifton View (Nos 42-44 Clifton) and three closes adjoining it called Chapel Garth.



Map showing Clifton View and adjacent property inherited by Jane Palmer (and thence Dr Husband)

Dr William Husband and his wife Jane had ten children of whom the eldest was apprenticed to his father and became Dr William Dalla Husband.

Dr Husband the elder was the first Librarian of the York Medical Society's Library which was founded in 1810. He was Apothecary to the York County Hospital from 1809 and it was he who in 1827 provided the site for the rebuilding of the York Dispensary in New Street. He was Sheriff of York in 1830-31 and died in 1836 shortly after the foundation of the York Medical School which he paid a part in promoting.

### Dr W. D. Husband

William and Jane's son Dr W. D. Husband born in 1816, was a City Councillor in 1851, Alderman in 1858 and Lord Mayor in 1858-9. He was appointed surgeon to the York County Hospital in 1854.

The prominent part both father and son played in York Public life is of interest when we recall that doctors had not in general much social standing at the time. George Eliot makes Lady Chettam remark in 1829 *"For my own part, I like medical men more on a footing with the servants; they are often all the cleverer"* The Husbands though not of "good family" and trained by the old method of apprenticeship, rose to a very comfortable social position in York. So near were they to the realm of trade, however, that Dr Husband went so far as to sue for the recovery of £22 in fees in 1832, not generally accepted as professional conduct in those days.



Clifton View front doorbells top VISITORS below SERVANTS right DO NOT RING UNLESS AN ANSWER IS REQUIRED

The front doorbells are most likely to date from the period of Dr Husband's residence. The bell marked "VISITORS" would have alerted the Husband of a gentleman or lady visitor whilst the SERVANTS bell would indicate a delivery or other matter and be answered and dealt with by a servant.

The symbolism of fireplaces and decoration indicates the function of the room. The first floor central room (R11), has classical medical symbols. On the entablature to the right and left of the fireplace is the Rod of Asclepius, the ancient Greek God of Healing who was represented carrying a wooden rod with a snake around it. The snake is associated with healing and resurrection due to its ability to shed old skin after growing into a new one. In Greek mythology Asclepius is the son of Apollo, the god of light, the son truth and also a god of healing. Asclepius's daughters are Hygieia, goddess of hygiene and cleanliness, and Panacea the goddess of remedies. The Hippocratic Oath which all physicians have taken for centuries is dedicated to the same four deities, namely Apollo, Asclepius, Hygieia and Panacea.



Fireplace in first floor room R11 with medical symbols

It is therefore a reasonable supposition that Dr Husband, in addition to his other duties also ran a surgery at home. Patients would have entered without ringing the doorbell, as no answer would be required, and proceeded to the first floor drawing room where they would have waited to be called into Dr Husband's surgery next door. There would have been a fee for each

consultation so only the middle-classes could have afforded such a consultation. The large and well-appointed drawing room would therefore be an appropriate waiting room.

### Mary Anna and Jane Husband

Two of Dr William Husband's daughters, Mary Anna and Jane, opened a school for young ladies in Clifton before 1861 in the house (Burton House on the 1891 OS map), next door but one to Clifton View. This was their mother's house where she was now living as a widow with two other of their sisters. At that time the school had sixteen resident pupils, and may have had the house enlarged to hold them. The school was still there in 1876 but Miss Mary died in that year and three years later Miss Jane died.

### Maria Hannah Husband

Their youngest sister, Maria Hannah Husband also lived in Clifton at Rose Cottage, which was one of those built by Seth Agar. Miss Maria was not only interested in education and a regular visitor at Clifton Church of England School, in Burton Stone Lane, until the year of her death, but she also espoused the new cause of kindness to animals. She was a founder member of the Band of Mercy in York, and regularly gave a prize for the best essay on "Kindness to Animals" written by a schoolchild. It was she who organised subscriptions and herself generously subscribed to erect a cattle drinking-trough on the site of the former stinking, insanitary pond on the green.

### **Cattle and horse drinking trough on Clifton Green**

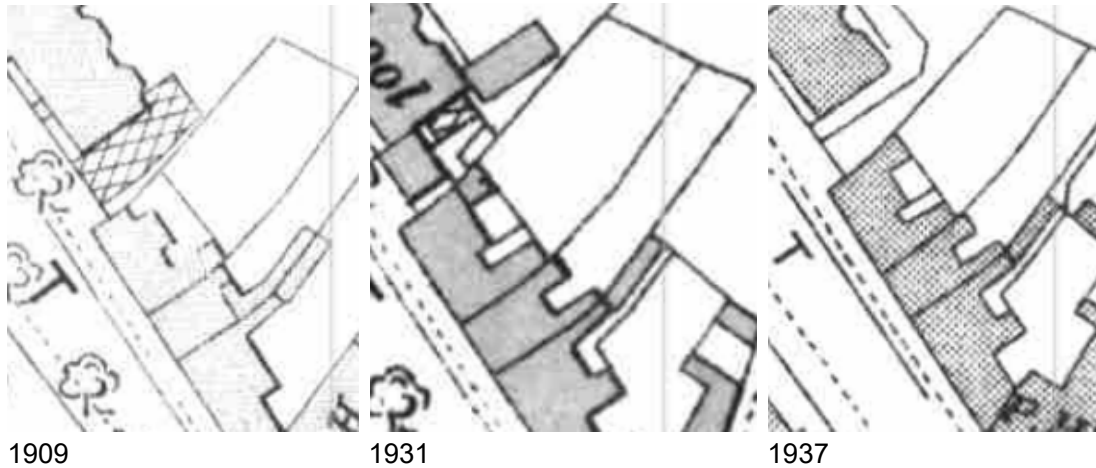


An amenity very much needed by the very many horses and cattle coming into York markets and fairs. The cost of the drinking-trough erected in 1883 and still standing, was £14 14s 0d (14 guineas)

Another of Miss Maria's kind actions was to organise either breakfast or tea every year for the fairground people who collected on the Green in May for Clifton Feast. These people often attended a special church service as well, apparently singly so lustily as to put the regular congregation to shame; and were, naturally, appealed to, not only to treat their animals with kindness, but also to sign the pledge of total abstinence, which seems to be rather too much to expect on top of all the rest. However, some of them sometimes did, though history does not relate if they kept their word. Miss Maria returned to Clifton View towards the end of her life in 1900, and died there in 1913 in her mid-80s.

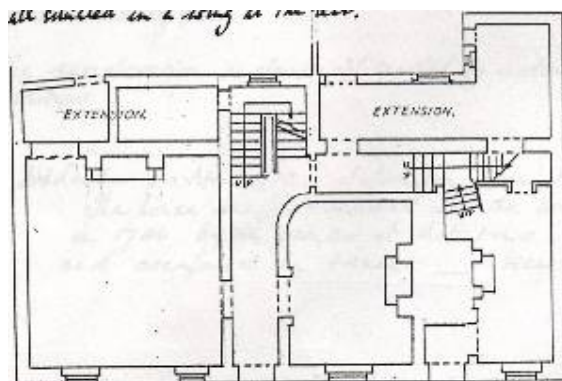
### Phase 5 1913-1945 split into two houses

There was little building work generally during the Great War following which the Great Depression from 1929 reduced middle class income from investments. It would appear that, looking at alterations to the rear of the property, by the time 1931 OS map was surveyed Clifton View had been split into two houses.



Comparing the existing house, the RCHME ground floor plan of 1956 and the various Ordnance survey maps covering the period it is possible to deduce what this meant for the fabric of the property. In the C19 and C20 a number of rear extensions were added, some of which were later demolished and others further extended later.

For instance what became the pantry and is now incorporated into the kitchen was probably an external lean-to water closet that had been extended sideways to encompass a boiler room and then vertically to form the bathroom to no 42 when the house was sub-divided into two houses.

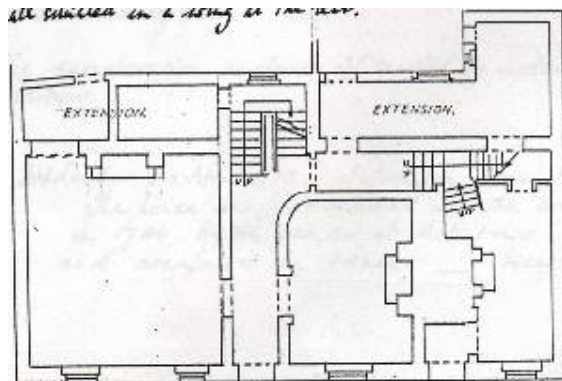


RCHME Plan Nov1956, ground floor

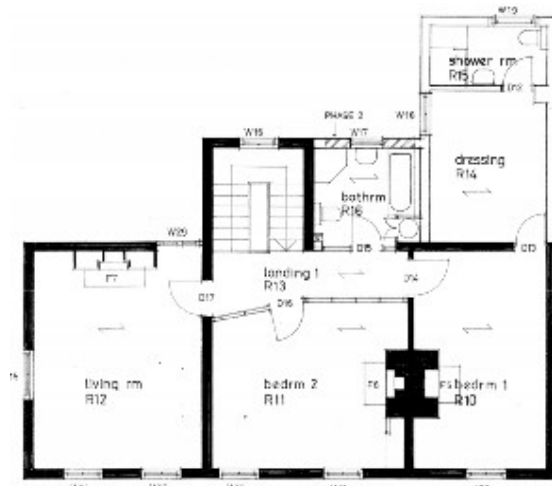


Front elevation 1999

A further front entrance door was added between the two bays to the right, no. 42 Clifton with the original door serving no. 44 Clifton. It would have needed two separate staircases and a kitchen, toilets and bathroom serving each house.



RCHME Plan Nov1956, ground floor



First floor plan 2020

The staircase shown in the 1956 plan led to a small lobby with a door to the right serving a double bedroom (R10) to the front of the property and a door to the left, pushed right up to the wall, serving a corridor leading to the bathroom and a smaller bedroom to the left. This is evidenced by an infill in the cornice to bedroom (R10) see photo below, where the partition, dividing the bedroom from the staircase, has been removed, and the glass panel to the bathroom R15 which would have lit the windowless and otherwise dark corridor.



Door D13 between R10-R14

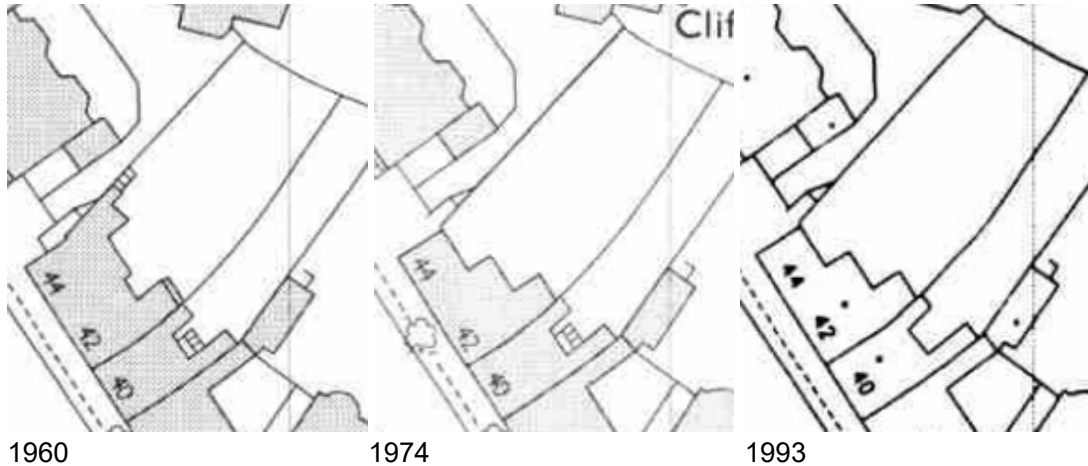


R10 Partition infill in the cornice



Glazed door D12 to bathrm R15

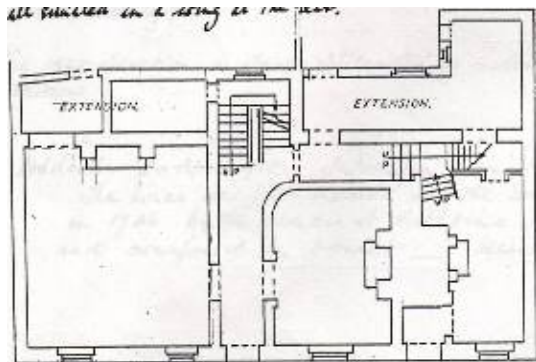
**Phase 6** 1945-2000 returned to one house



RCHME report photo 1956

Up until the 1960s there was an extension to the rear of the dining room (R3), and at one time this had a conservatory on the first floor, with a door from the first floor living room.

The conservatory is clearly shown on the RCHME photograph dated 7<sup>th</sup> August 1958. By 1974 the property had been returned to a single house.



RCHME Plan Nov1956, ground floor

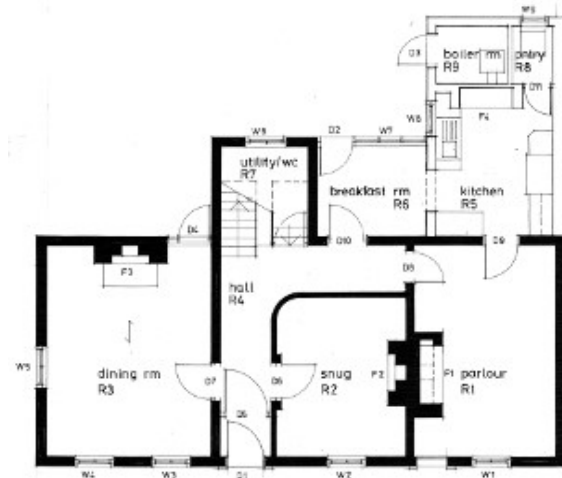
And the ground floor with rear extension is shown in the RCHME plan. The RCHME report states:

*“The rear elevation is almost obliterated by modern and late 19<sup>th</sup> century additions.”*

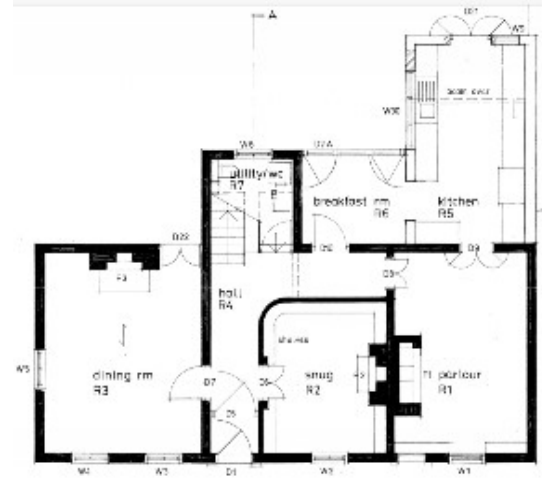
The RCHME report written in 1956 says that *“The house has recently changed hands and was sold as a single residence once more.”* However their plan shows at this time, except for the removal of internal dividing walls on the ground and first floor, the house hadn't been physically altered. The property was reconverted back to one house again by 1974 when it was extensively modernised. This work included re-roofing with new rafters and the roof tiles were replaced with slates. It is believed there had been a basement beneath the ground floor dining room (R3) possibly accessed by another flight beneath the staircase. This was filled in by the time that the present pine floor was laid in the early 1970s.

## Phase 7 2000-2020

The present owners bought the property in 2000. Three bedrooms on the attic floor had been let out as rented rooms with their own washbasins with shared bathroom on the first floor and shared kitchen on the ground floor.

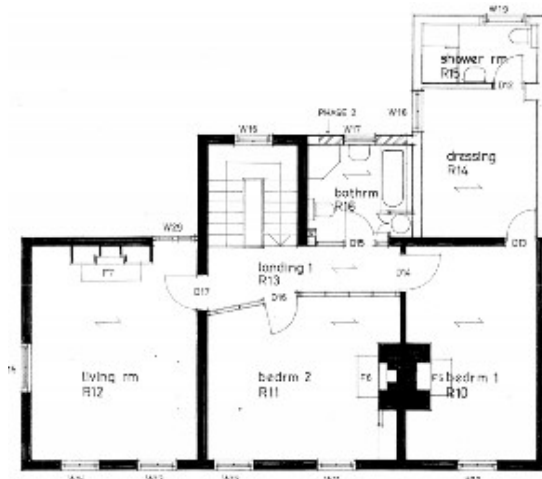


Ground floor plan in 2000

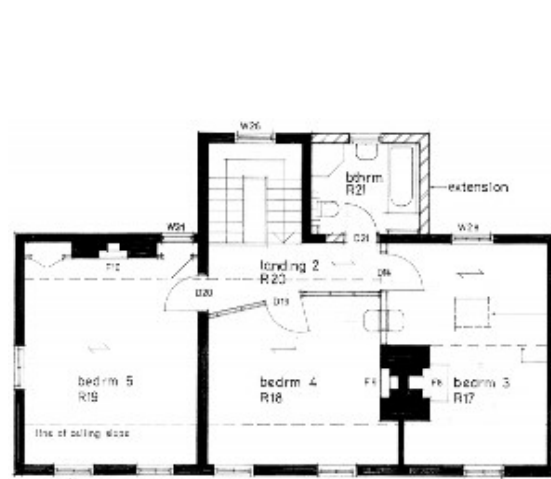


Ground floor plan 2009

In 2009 listed building consent was granted to extend the kitchen (the former scullery, a wet room, cooking would have been done in the range in the parlour adjacent), into the outbuilding then used as a boiler room and pantry. Doors were added to link the kitchen to an outside patio.



First floor plan 2009



Attic floor plan 2009

Since 2000 various improvements have been made with listed building consent to upgrade facilities in accordance with modern living standards. These include:

- Expanding the kitchen, historically the scullery, into the boiler room and pantry.
- Adding a bathroom on the attic floor
- Removing the ceiling in attic bedroom 3 (R17) and forming a mezzanine floor.

## 2.3 TIMELINE TABLE

date	map	physical evidence	documentary evidence	features remaining
71-410 AD		Clifton lies on the Roman Road to the north, built on a ridge.		The line of the Roman road to the north determines the N-W orientation.
Phase 1 1600-1645		Plan and elevation give clues to earlier layout. 2 bays to front elevation mark the extent of the original cottage.	John Burton's indenture of 1696 deals with the inheritance of the house	(Altered) rooms on ground and first floor. C17 brick fireplace range. (rebuilt) Rectangular chimney stack with six pots. Rear door (formerly main entrance). Several floorboards.
Phase 2 1645-1786	Enclosure map 1763 lost	Extended 3 bays and refaced in Flemish bond brickwork.	Enclosure Award 1763 Confirmed and reallocated the building plots. Fire insurance certificate dated 1786.	Largely the present house. Fire sign and other details. Floor plans of all principal rooms remain. Georgian staircase.
Phase 3 1786-1851	1836 Sale Map (Hutton)	Paintings by Rosamond Husband's sister Mary Ellen Best depict various rooms in the house. They can be compared to the present rooms.	Occupied by Henry Robinson his wife Rosamond (and their 13 children), who wrote " <i>A Family Chronicle of Twenty Years of the Life of Mr and Mrs Henry Robinson 1831-1851</i> "	
Phase 4 1851-1913	OS Map 1852 OS Map 1891 OS Map 1909		Inherited by Dr William Dalla Husband, City Councillor in 1851, Alderman 1858, Lord Mayor 1858-9. Surgeon York County Hospital 1854.	Windows, replaced with plate glass. external shutters. Blind box
1861			Mary Anna and Jane Husband open a school for young ladies in Burton House next door but one.	
Phase 5 1913-1945			Maria Hanna Husband d.1909 Obituary.	
	OS Map 1931, 1937, 1960,	Split into two houses. Front door to no 42. added by 1931.		Front door to No. 42 Clifton
Phase 6 1945-2000		Reconfigured back to one house.	Ground plan recorded by RCHME in 1956 showing second staircase and rear extensions.	Ground floor parlour chimney rebuilt reusing existing brickwork.
Phase 7 2000-2020	OS Map 1993, OS Map 2003		Listed building application 2009	Attic floor bathroom added. Kitchen extended to outbuildings.

## 2.4 STATUTORY STATUS

Clifton View is listed grade GV II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. GV before grade II means that it is listed primarily for its group value. Any alterations which affect the character of the building require listed building consent.

The primary purpose of listing descriptions is to identify the building. So they describe the building, not to list all features of significance. Whether a feature is mentioned in the description or not has no relevance to whether it should be kept or not, its importance or its adaptability to change. That analysis takes place when alterations are contemplated by the owner.



Historic England Location Plan

**Listed building descriptions** – are a short description of the building, since 1982 organised under headings with the mnemonic B D A M P F I S H E S standing for:

- B:** Building type: original purpose and present function
- D:** Date, or dates of different parts
- A:** Architect / Craftsman / Patron
- M:** Materials
- P:** Plan and style
  
- F:** Facade
- I:** Interior
- S:** Subsidiary features, such as railings or outbuildings
- H:** History of the building relevant to listing
- E:** Extra information relevant to listing
- S:** Sources of information

Not all these headings will be used for all buildings listed.

### 42-44 Clifton - listed building description



IoE Number: 463112

42 and 44 Clifton (north east side) York, North Yorkshire

Date Photographed: 12 April 2001

Date listed: 14 June 1954

Date of last amendment: 14 June 1954

Grade GV II

YORK SE5952NE CLIFTON 1112-1/7/195 (North East side) 14/06/54

Nos.42 AND 44 GV II House, now 2 houses. c1780 with earlier remains. Altered mid C19 when the house was divided into 2.

Mottled brick with painted stone plinth. Slate roof.

EXTERIOR: 3 storeys. 5 bays:

No.44 of 3 bays with a doorway in the right-hand bay, and

No.42, at the right, of 2 widely-spaced bays with a central doorway.

The facade has 2 brick storey bands. The windows are sashed. On the ground and first floors they have segmental brick arches, and on the 2nd floor the windows are shallower. The ground-floor windows have hinged shutters, each with 2 recessed panels. On the 1st floor the 2 left-hand bays have louvred shutters sliding below a rail with a timber valance. The 4th window has an external blind box. No.44 has a pilaster doorcase with fluted consoles, an open dentilled pediment, and a plain semi-circular overlight. The door has 6 raised and fielded panels. The door to No.42 is similar, but the doorcase has plain pilasters and brackets, and an open pediment without mouldings. Chimney in front of ridge in line with door to No.42. 2nd chimney behind ridge towards left. The left-hand return gable wall is of one bay and is treated similarly.

INTERIOR: RCHM records staircase with slender turned balusters and 2 original fireplaces.

(An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-: 66).

**LISTED BUILDING DESCRIPTION** decoded

<b>IoE Number</b>	463112
<b>Name:</b>	Nos. 42 and 44 Clifton (north east side)
<b>Nat. Grid Ref</b>	SE5952NE
<b>County</b>	North Yorkshire
<b>District</b>	York
<b>District Type</b>	Formerly district ( <i>now unitary authority</i> )
<b>Parish</b>	Clifton
<b>Grade</b>	GV II ( <i>Group Value</i> )
<b>Date first listed</b>	14 June 1954 ( <i>no subsequent amendments</i> )
<b>Building type</b>	House, now two houses.
<b>Date</b>	c1780 with earlier remains. Altered mid C19 when the house was divided into 2.
<b>Materials</b>	Mottled brick with painted stone plinth. Slate roof
<b>Facade</b>	<p>3 storeys. 5 bays:          No.44 of 3 bays with a doorway in the right-hand bay, and          No.42, at the right, of 2 widely-spaced bays with a central doorway.</p> <p>The facade has 2 brick storey bands.</p> <p>The windows are sashed.</p> <p>On the ground and first floors they have segmental brick arches, and on the 2nd floor the windows are shallower.</p> <p>The ground-floor windows have hinged shutters, each with 2 recessed panels.</p> <p>On the 1st floor the 2 left-hand bays have louvred shutters sliding below a rail with a timber valance.</p> <p>The 4th window has an external blind box.</p> <p>No.44 has a pilaster doorcase with fluted consoles, an open dentilled pediment, and a plain semi-circular overlight. The door has 6 raised and fielded panels.</p> <p>The door to No.42 is similar, but the doorcase has plain pilasters and brackets, and an open pediment without mouldings.</p> <p>Chimney in front of ridge in line with door to No.42.</p> <p>2nd chimney behind ridge towards left. The left-hand return gable wall is of one bay and is treated similarly.</p>
<b>Interior</b>	RCHM records staircase with slender turned balusters and 2 original fireplaces
<b>Sources</b>	(An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975 (75) page 66).

### 3.0 FABRIC AND FEATURES

Summary of elements contributing to special interest.

The significance of the house lies in the core Georgian plan, encompassing the earlier house, which is the central rectangle represented by three principal rooms on each floor with the staircase extension projecting to the rear, all contained by mottled external brickwork. None of these features are altered by the proposals.

Whilst the whole building is listed features of particular interest include:



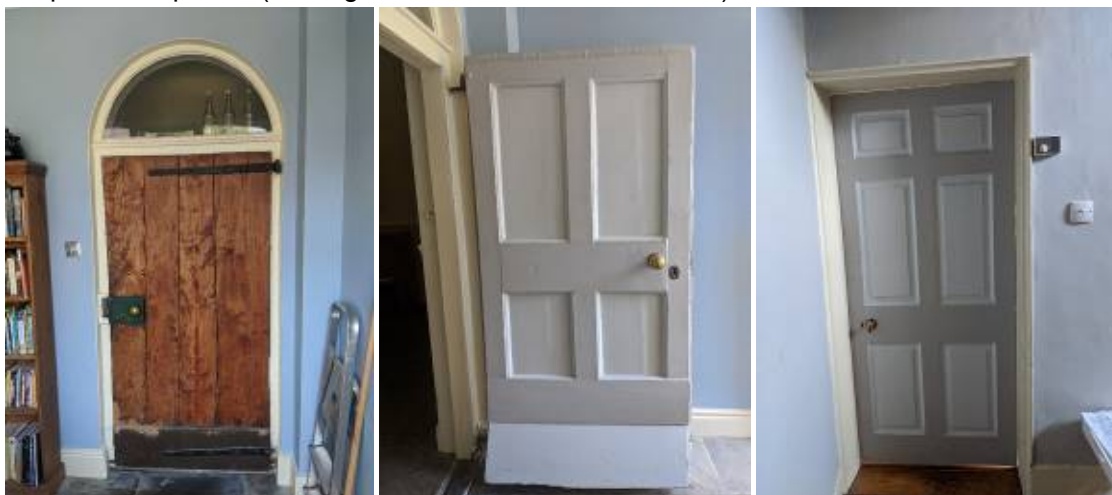
1. the mottled brickwork in Flemish bond (originally with tuck pointing)
2. the sash windows,
3. the panelled and louvered shutters,



4. the main pedimented entrance with timber pilaster jambs and semi-circular fanlight,
5. an external blind box to W11 which still contains a roller blind,
6. the Sun Fire Insurance sign on the front elevation dating to 1786,



7. the brick garden walls,
8. the main chimney stack C17 (ground floor section rebuilt in 1973)
9. period fireplaces (although some were inserted in 1973),



10. a boarded and panelled door (D10) with strap hinges probably C17th, and fanlight,
11. internal panelled doors some with raised and fielded panels,



12. the late C18th stair
13. a few wide floorboards probably C17th and a number of C18th floorboard
14. York stone flags to hall, although these may have been installed in 1973.

## 4.0 PROPOSALS



**4.1 Existing** Clifton View is a multi-period house which has undergone regular change, including sub-division into two houses and subsequent reconversion back into one house. These changes reflect the improvement of facilities and services and the economic, social status and tastes of owners.



2000 rear of Clifton View, plan (left) elevation (right) and photograph (top) as existing.

Clifton is now a major arterial road, the A19, with thousands of cars passing every day. It is therefore not possible, because of noise and atmospheric pollution, to open windows at the front of the property. However, as is common with Georgian properties, the principal rooms only have windows onto the front. In 2009 listed building consent was granted to add a rear extension with an internally exposed pitched roof. This linked the first and ground floors with an additional staircase, thus opening the property up to the historic rear walled garden.



2009 approved rear studio extension (studio not built)

**4.2 The proposal** is a scaled down version of the 2009 consent. The footprint is identical but instead of a pitched roof there will be a flat “green” roof laid to grasses. The impact will therefore be less and existing first floor views maintained.



2020 proposed garden room extension

It is proposed that the extension be traditionally constructed of external brickwork complimentary to the existing brickwork, insulation and internal blockwork plastered. Openings will be black metal sliding patio doors recessed within the brickwork. The existing floor to ceiling heights on the ground floor will be maintained keeping the existing proportions. The external wall to the north-west adjacent to the side gates will be set back slightly to maintain a one metre passage adjacent to the garden wall.

**4.3 The aesthetic** will be contemporary but referencing the existing brickwork. Similar to the former garage site on Lord Mayor's Walk, the University of York St John, façade at the other end of Lord Mayors Walk and the buildings at the corner of Museum Street and Lendal, all pictured below..



Lord Mayors Walk, former garage site



Café, Lendal



University of York St John, Lord Mayors Walk

#### 4.4 HERITAGE IMPACT TABLE impact against significant elements

Element	Proposal	Impact	Mitigation
Front elevation (south-west)	None		
Side elevation (north-west)	None to historic gable. Single storey extension set back from gable elevation.	Minimal. Extension below line of garden wall.	Constructed of brickwork, complimentary to the existing.
Rear elevation (north-east)	Single storey extension added across two thirds of width within existing building line.	No impact to principal elevations or setting.	Roof laid to grass (sedum) to replace lost external area and minimise impact when viewed internally. All work reversible.
Internal rooms	None		
brickwork	None		
sash windows,	None		
External shutters,	None		
external blind box to W11	None		
Georgian staircase,	None		
main chimney stack	None		
brick garden walls,	None		
period fireplaces	None		
C17 door (D10) / fanlight,	None		
entrance door	None		
Fire Sign	None		
C17 and C18 floorboards	None		
internal panelled doors,	None		
York stone flags to hall.	None		
sash windows,	Half landing window reduced in height	Minor	Existing recorded

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