

68-70 Walmgate, York

Heritage Impact Assessment



1. 68-70 Walmgate is a house of two storeys with attics and a small cellar, located to the north of Walmgate. There is evidence in the form of a blocked opening for a further cellar under the front section of the building. It is constructed of brown, clamp brick under a clay tile roof with gable chimneys. The front elevation has five, eight-pane vertical sliding sash windows across the upper floor, set under segmental arches. There is a brick string course above the first-floor windows and evidence of similar at ground floor level although this has been extensively compromised by the modern shop front (Fig 31). A rainwater head on the front is dated 1783 (29E) and the front elevation also incorporates a dentil and modillion eaves cornice which returned briefly along the south-east gable. The substantial external chimney on the south-east gable serves the adjacent building (currently Penny's). The rear elevation has an impressive stair window although the remaining windows on this elevation have been replaced (Figs 23 and 32). The rear roof slope incorporates two large, Velux roof lights and a dormer window (Fig 33). The house is planned with two large rooms at the front and two smaller rooms with an open well staircase between them at the back. The stair bay

and piano nobile are well fitted with attractive panelling, plasterwork and an embellished fire surround and overmantel inspired by the Batty Langley collection of designs (Figs 8-11, 17,18,19,19A, 22, 22A and 23).

2. The application site is a grade II* listed building, the list entry for which can be found below:

WALMGATE (North East side) Nos.68 AND 70

19/08/71

GV II*

House, now shop and office. c1700, probably with earlier origins; altered c1985. Orange brick in Flemish bond with painted tile shopfront; timber cornice to pantile roof with brick coping and end stacks, one rebuilt. EXTERIOR: 2-storey 5-window front. Glazed shop door between plate glass windows. First floor windows are 8-pane sashes with painted stone sills and segmental arches. Raised brick bands below and above first floor windows, that below broken by shopfront. Moulded dentil and modillion eaves cornice, returned at right end, with inverted bell rainwater head dated 1783. INTERIOR: entrance hall has moulded and keyed round arch on pilasters, fluted on hall side and with panelled reveals to stairhall. Panelled staircase rises around open well from ground to first floor. Staircase has open string, panelled treadends, column-on-vase balusters and moulded handrail ramped-up to column newels: parallel dado panelling ramped up to fluted pilaster newels. Blocked doorway in bolection-moulded architrave at foot of stairs. Renewed round-headed radial-glazed staircase sash flanked by fluted Corinthian pilasters, one renewed. First floor: plaster ceiling over staircase in moulded enriched cornice with circular centre panel and foliate spandrels. Large front room fitted with bolection-moulded panelling in two heights beneath moulded cornice. Blocked fireplace and panelled overmantel flanked by Ionic pilasters supporting enriched moulded cornice. To left, round-arched semicircular niche with shaped shelves on moulded brackets. To right, door of 8 raised and fielded panels to earlier staircase in keyed round-arched architrave. Small front room panelled in applied mouldings above dado rail: bold cornice with guttae over triglyph frieze. Eared fireplace in moulded surround rising in centre to cornice shelf, with broken pedimented overmantel panel flanked by foliated volutes. Roof: ceiled above collar: three cranked principal rafter trusses visible. (City of York: RCHME: The Central Area: HMSO: 1981-: 237-8).

3. The Royal Commission on Historical Monuments for England (RCHME) Survey produced the plan shown at Figure 1 in 1981 as part of its survey which informed the listing of the building. This shows the location of the back stairs which have since been blocked at ground floor level and walled in within the rear bedroom leaving a double void at first floor level accessed only from the drawing room (Fig 15). It also shows that, at the time of survey, the fireplace to the rear, left hand bedroom was visible although there is no description of this within the list entry. This fireplace, along with the access to the back stair, has since been encased by a modern, attic stair (Fig 14).

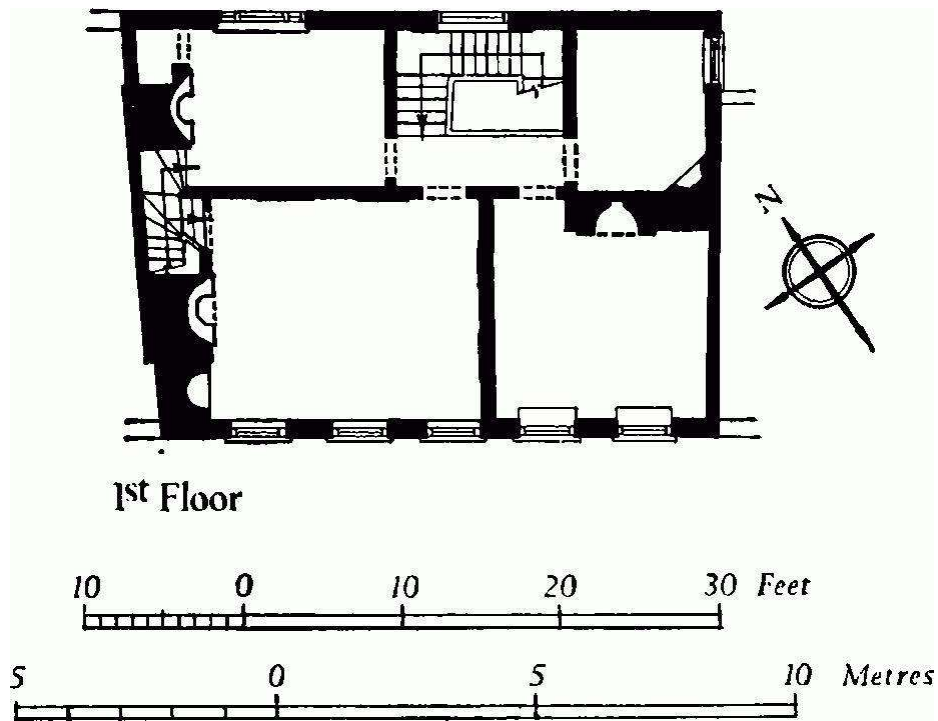


Fig 1 Copyright Her Majesty's Stationery Office: 68-70 Walmgate first floor survey drawing

4. The RCHME survey mentioned above and within the list description is copied at Appendix A. This contains information not mentioned in the list entry. It describes the building as a *'substantial, well-fitted dwelling of the early 18th century. It incorporated in a partition wall, now removed, some timber framing from an earlier building. Two shops were formed in the ground floor in the late 19th century and these gave way to one new shop c. 1965, but the original domestic plan and fittings remain in the back part and upstairs.'* Whilst the partition wall that included timber framing from an earlier building had been removed at the point of survey, the fittings to the rear, righthand room had not. These are described by the RCHME thus; *'The E. back room was refitted in the mid-18th century; above the dado, panels are simulated by mouldings planted over plain boarding.'* This 'panelling' has all been removed.

5. Despite the obvious alterations that have occurred since the RCHME survey, the original plan form is still legible and the rich architectural detailing described in the list entry is still evident. There seems little value in reiterating the descriptions in the list entry above and the RCHME survey at Appendix A. The main foci of the internal architectural detailing is the piano nobile, with its two, principal rooms which are panelled throughout and stair bay with its handsome staircase, the stair window flanked by Corinthian columns and the decorative plasterwork to the ceiling (Figs 8,10,11, 17-19, 19A, 22, 22A, 23, 24 and 25). The RCHME survey includes a drawing of a fireplace taken (Fig 9) from Batty Langley's, *The City and Country Builder's and Workman's Treasury of Design* (1745). It states it is likely that the fireplace in the smaller front room (Fig 8) was based on this drawing. This suggests that the interior fittings were introduced several decades following construction or that, if original to the house, the building was constructed later than the 'c.1700' date proposed by the list entry (the RCHME suggests the 'early' eighteenth century). Photographs of key decorative elements are contained at Appendix B. The black and white photos at Appendix A (Figures 8-11) were taken by the RCHME during its survey whilst the colour photos at Appendix B were all taken in 2021.
6. The application site falls within the wider setting of a number of other listed buildings along Walmgate (see Historic England mapping at Figure 2 below). Works to the exterior of the building therefore have the potential to effect the setting of these listed buildings.



Fig 2 Copyright Historic England: Listed Buildings in the vicinity of the application site

7. As well as being listed, the application site falls within character area 15 (Fossgate & Walmgate) of the York Central Historic Core Conservation Area, the boundary for which can be seen at Figure 6 below. Walmgate was historically an industrial area of overcrowded slums which at one point in the nineteenth century housed a quarter of the city's population, largely due to the massive influx of Irish immigrants in the 1840s. The area had a very high concentration of public houses and churches which served the densely populated community. The 1853 OS survey at Figure 4 records a tannery, corn mill, linen manufacturer, a timber yard and a bleach yard all within close proximity to the application site. The area was odorous, overcrowded and had a high infant mortality rate and as such was not a particularly desirable place to live. This may explain the slightly lower status detailing of the building when compared with dwellings of a similar age located elsewhere within York. Significant phases of slum clearance took place in the early twentieth century. Whilst the application site survived, the land to the rear of the site running down to the Foss was largely cleared which has led to a high density of modern structures to the north of the application site.



Fig 3 Copyright Scottish Library Maps: OS six-inch England and Wales Survey 1842-1952. Surveyed 1846-51

7. The 25" to the mile OS series is not particularly helpful as the application site is bisected by a join. It does, however, show the site was divided into two address points, at least at ground floor level. It is recorded in the RCHME survey that the building hosted two shops at this time. These were later amalgamated to form one shop in the 1960s which was linked to the building to the east (Fig 5). When Age UK bought the shop in 1980's, it was awarded a significant grant from the Norman Collinson Trust and in reflection of this the building has been named 'Norman Collinson House' by Age UK with a name plaque over the front door (Fig 30). Age UK has invested in necessary repairs throughout its stewardship with significant

investment made in 2019 in strengthening the roof and the attic floor (Figs 12 and 13). To facilitate the use of the ground floor as retail space, new openings have been made and original doors blocked which has undermined the original plan form and 'flow' of the building (Figs 24, 25 and 29A). Two new doors have also been formed in the rear elevation to access modern, double pile, office extensions which have been formed in the yard (Fig 26).



Fig 4 Copyright Scottish Library Maps: OS 25" to the mile. Surveyed 1889-1990 (site lined in red)



Fig 5 c1970. Shop at 68-70 Walmgate formed part of larger shop in the late C20th and was linked to adjacent property (now Penny's)

8. The Conservation Area Appraisal (CAA) states that, *'The area has a good mix of uses including independent shops, restaurants, pubs, offices, residential and light industry.'* The CAA identifies the area in which the application site is located as being one of eighteenth and nineteenth century buildings. Listed buildings are highlighted but the application site which is Grade II* appears to be unmarked as such. It is not specifically identified by the CAA but it is accepted that, as a Grade II* listed building, the application site does contribute to

the historic character and appearance of the Conservation Area. The CAA states that, 'Plots along Fossgate and the western half of Walmgate have been continuously re-built from the 17th to the 19th centuries. Buildings to the rear of a plot are often dated much later than those facing the street, which might retain an early timber-frame hidden behind a brick façade. Other buildings were built in brick from the outset.' This reinforces the list description's suggestion that, despite the building's brick skin it may contain evidence of an earlier, timber-framed structure. The application site is not included in any key views identified within the CAA. It is clear however that its brown brick facade with its patina of age and its architectural detailing including its sash windows, dentil cornice, brick string course and steeply pitched slate roof with its decorative brick verge and substantial chimneys all contribute to the architectural, historic and artistic interest of the Conservation Area. As an early C18th building located within the historic core of the city, which possibly contains remnants of an earlier structure, it is possible that the building also contains archaeological potential which may help augment our understanding and appreciation of the significance of both the building and the wider site.



Fig 6 Copyright York City Council: Fossgate & Walmgate Character Area Boundary

9. 68-70 Walmgate is located within the medieval city walls in an area known to have been inhabited during the medieval period. It is known that it once contained a partition that contained timber-framing although this was removed. The building therefore has potential archaeological interest in the potential remnants of an earlier building within the structure itself or below ground. It has strong architectural interest as it was designed with visual impact in mind and not just function. The internal and external architectural detailing are all a function of this interest. The building also contains strong historic interest. It is approximately three hundred years old and connects us to past peoples and communities, helping us understand what eighteenth century York would have looked like and how people of a certain status lived at this time. The back stairs which clearly indicate the presence of servants in the house are a function of this interest as is the historic patina of the building which includes its slumped cornice and internal irregularities which have resulted from settlement over time. The building also contains artistic interest which results from the fortuitous but pleasing way in which it interacts with its historic setting in dynamic views along Walmgate. This has been undermined by modern development within the wider setting of the building.
10. The proposed scheme has been informed by the RCHME survey of the building including the historic plan of the first floor shown at Figure 1. Despite efforts, (the York archive only holds copies of the RCHME photographs) historic photos of the building's exterior envelope have not been located beyond the 1970's photograph of the shop when it was connected to the adjacent building. External works have therefore been based on local precedents from buildings of a similar age.
11. Key works include:
 - Removal of the modern shop front (Fig 29D) and reinstatement of an appropriately detailed, timber front door and surround and four, single-glazed sash windows to match those at first floor. The design below at Figure 7 was originally proposed but it was decided this was too conjectural. The brick plinth, for which there is no evidence, and the smaller pane windows have therefore been omitted. Proposed windows will be single glazed and match the existing. The door is based on the examples at Figure (34) which are located in eighteenth-century houses on St Saviourgate (Fig 24). It is assumed that there is a substantial, modern lintol behind the shop front. This will be cut out and the lintols to the new windows and door

formed from reclaimed brick as per the first floor lintols. The truncated ground floor string course will be restored (Fig 31). All pointing will be carried out in lime mortar.



Fig 7 Original proposals for the front elevation were considered too conjectural

- Use of matching, reclaimed bricks to make good the front elevation
- The blocked doorway opposite the front door, leading to the stair bay, will be re-opened to enhance the legibility of the original ground floor plan (Figs 24 & 29A)
- Later doorways into the rear rooms from the shop will be blocked to help reinstate the original plan form (Fig 29A)
- The two new doorways that lead into the stair bay and into the rear extension from the rear, left hand room will be blocked (Fig 26)
- The two blocked doors leading from the rear rooms into the stair bay will be re-opened (Fig 25)
- The suspended ceilings within the shop will be removed to expose historic floorboards to the first floor beneath and detailing to the stair bay door surround which is currently partially obscured (Figs 28 and 29)
- Modern lining to the shop interior and to the ground floor, rear elevation will be removed to better reveal the historic surface below
- The modern storage units in the rear, left hand room will be removed to hopefully reveal the historic chimney breast. If this is still in situ, an appropriate fireplace will be fitted (Fig 27)
- The modern fireplace within the first-floor drawing room will be replaced with one of a more sympathetic design
- The blocked corner fireplace in the first-floor, rear, right hand room will be re-opened and fitted with the Georgian fireplace shown at Figure 21
- The blocked fireplace to the first floor, front, righthand room will be re-opened (Fig 19A)

- The missing back stairs which are evident in the Royal Commission survey will be reinstated and the unattractive, modern stair leading to the attic will be removed (Figs 14 and 15). It is suggested that the sectional detailing of this stair be conditioned to allow for sensitive exploration works to take place once the building has been purchased
- The modern fire escape to the rear elevation will be removed (Fig 32), the modern doorway will be infilled with reclaimed brick and the resultant recess will be formed into a sink bay for the bathroom
- All fire resistant panels that are fitted to the first floor doors will be removed (Figs 19A and 21A)
- Sensitive repair works will be carried out where necessary on advice from Mason Clark Associates who have also previously advised Age UK on the building. All new plasterwork will be carried out using lime mortar. The Mason Clark report is attached to this application
- Lightweight, reversible stud walls will be fitted within the attic space to create 2 no. bedrooms and 2 no. bathrooms. This is one of the least sensitive spaces within the building due to extensive refitting works that took place in 2019 to strengthen the building. Stud walls will follow the line of existing trusses with stud work set within the extant structure so that it remains visible for purposes of legibility and visual character (Figs 12 and 13)
- The modern, casement window to the attic gable will be replaced with a Yorkshire sliding sash as per the other gable window. This lower status window form is appropriate for the attic level
- The 2 no, large, Velux windows in the rear elevation will be replaced with 3 no. smaller, conservation rooflights
- The modern, double-pile, office extension to the rear which contains three rooflights, will be replaced with a contemporary extension of a slightly smaller footprint and of a more sympathetic design. The inverted mono-pitch will better reveal the rear elevation whilst the proposed roof lights will open up views from within this space of the stair window and the wider rear elevation (Figs 16 and 32)
- The low-grade, rear gate with the unattractive intruder deterrent above will be replaced with a brick arch and coping formed above and traditionally detailed gate to enhance the setting of the listed building to the rear.
- Surface mounted electrics, conduits, sockets and pipes of which there are many will be removed. Any new cabling/ pipework will be chased into walls and repaired using lime mortar. No services will be fitted into or behind historic panelling or decorative plasterwork

12. It is considered that all the proposed works will either aid the consolidation of the building therefore enhancing its longevity or better reveal the significance of the listed building. The latter will be achieved by reinstating key elements of the building's deigned plan form or removal of twentieth century additions, such as the shop front, fireplaces and staircases which visually clutter and detract from the building's original plan form and aesthetic. The replacement, rear extension is of a higher design quality than the existing functional extension and will better reveal views of the rear elevation both from the yard and from within the extension itself. The proposed use of the building is also its original, and therefore its optimum viable, use in terms of the NPPF.

13. The conjectural restoration of the front elevation will also enhance the setting of nearby listed buildings thus increasing their artistic interest. In the same way it will enhance the artistic interest of the Conservation Area. Furthermore. It will also enhance the architectural and historic interest of the Conservation Area by reinstating a close facsimile of the building's original façade. This scheme of restoration works could be subtly dated ensure that the different phases of the building are easily legible. Finally, by introducing twenty-four hour occupation of the building, the proposal will enhance the dynamism of the Conservation Area, especially at night time. Given the above, the proposed scheme is considered to comply with both national and local heritage related policy, identified within the Design and Access Statement, and, as such, approval is respectfully requested.

Appendix A

Royal Commission Entry and black and white photos taken during this survey

<https://www.british-history.ac.uk/rchme/york/vol5/pp235-242>

Walmgate (Monuments 501–539)

Walmgate, running S.E. for 600 yds. from Foss Bridge to Walmgate Bar, is first recorded c. 1080 as 'Walbegate', perhaps from a personal name 'Walba'. The area E. of the Foss was for some time not regarded as part of the city and remained outside its defences. Murage was granted in 1267 'for the enclosing of the street called Walmgate adjoining the city' but, although Walmgate Bar, first mentioned in 1155, has 12th-century stone arches, the walls protecting this suburb were still being erected in 1345 and were not completed by the addition of strong towers at either end until c. 1505. The Roman road, S.W. of the fortress and followed approximately by Castlegate, is thought to have crossed the area from W. to E. and then continued on a line close to that of Lawrence Street. There is little evidence for Roman occupation in the Walmgate area other than two wharves beside the Foss and two burials. Finds of the Anglo-Scandinavian period are also few, but the numerous churches founded by 1200 along Walmgate and Fishergate (six within and seven outside the walls) indicate extensive settlement on this bank of the Foss. Of the four churches beside Walmgate, St. Denys (6) and St. Margaret (9) still remain. St. Peter-le-Willows (W. of Willow Street near the N. end) was demolished c. 1550, and St. Mary, first mentioned c. 1150 and united to St. Margaret in 1308, was closed in the 14th century. It was reached by a lane from Walmgate and perhaps served that part of St. Margaret's parish S. of the street from a similar position to St. Peter further E. Town houses of the Percy and Neville families and those timber-framed buildings which survived into the 19th century, such as the Haberdashers' Hall (Plate 3), indicate the mediaeval importance of the street.

Intensive occupation by Irish immigrants between 1840 and 1850 turned Walmgate into a crowded and unhealthy slum, housing over a quarter of the city's population, most of them living in great poverty, and with an infant death rate in 1888 of 337 per thousand. To cater for their needs, both spiritual and physical, St. George's Roman Catholic church (7) was opened in 1850 and there were fifteen public houses along the street in 1852, twenty in 1901, now reduced to four. The Victoria Iron Foundry, a brewery and the Caroline Place linen manufactory provided some employment among the crowded lanes and alleys. The mediaeval lanes off Walmgate, Bakeners Lane and Church Lane near St. Margaret's church, the common lane to the Foss, mentioned in 1344, and Pavers Lane near St. Denys were soon built up and accompanied by a huddle of narrow courts and alleys, sometimes named from the rural past, like Long Close Lane and Willow Street, or from national figures, like Peel Street, but more frequently from proprietors or nearby buildings, as Hurst's Yard or Malt Shovel Yard. Most of these have now been demolished. Post-war slum clearance and the building of council flats since 1950 have left few traces of mediaeval or even of pre 20th-century Walmgate other than some timber-framed houses and the two surviving churches.

516) **House**, Nos. 68, 70 (Fig. 150), was a substantial, well-fitted dwelling of the early 18th century. It incorporated in a partition wall, now removed, some timber framing from an earlier building. Two shops were formed in the ground floor in the late 19th century and these gave way to one new shop c. 1965, but the original domestic plan and fittings remain in the back part and upstairs.

The house is of two storeys with attics and cellar. The front has five windows across the upper floor, set under segmental arches, above which the wall sets forward slightly. A rainwater head on the front is dated 1783. The house is planned with two large rooms at the front and two smaller rooms with an openwell staircase between them at the back. The staircase is approached through a panelled and pilastered archway and has turned newels and balusters and panelled ends to the stops (Plate 191). Opposite the balustrade is a panelled dado with fluted pilasters opposite the newels. The staircase is lit by a large round-headed window, flanked by fluted Corinthian pilasters. Above is an enriched ceiling cornice. The principal room on the first floor is lined with bolection-moulded panelling in two heights, with dado rail and cornice (Plate 171); the upper panels are alternately rectangular and round-headed. The modern fireplace is flanked by Ionic pilasters and to one side is a round-headed niche with display shelves. The E. back room was refitted in the mid 18th century; above the dado, panels are simulated by mouldings planted over plain boarding. The fireplace has an original eared surround and the overmantel is flanked by foliated scrolls under a broken pediment; the designs are based on Batty Langley's *The City and Country Builder's and Workman's Treasury of Design* (1745) (Plate 177).

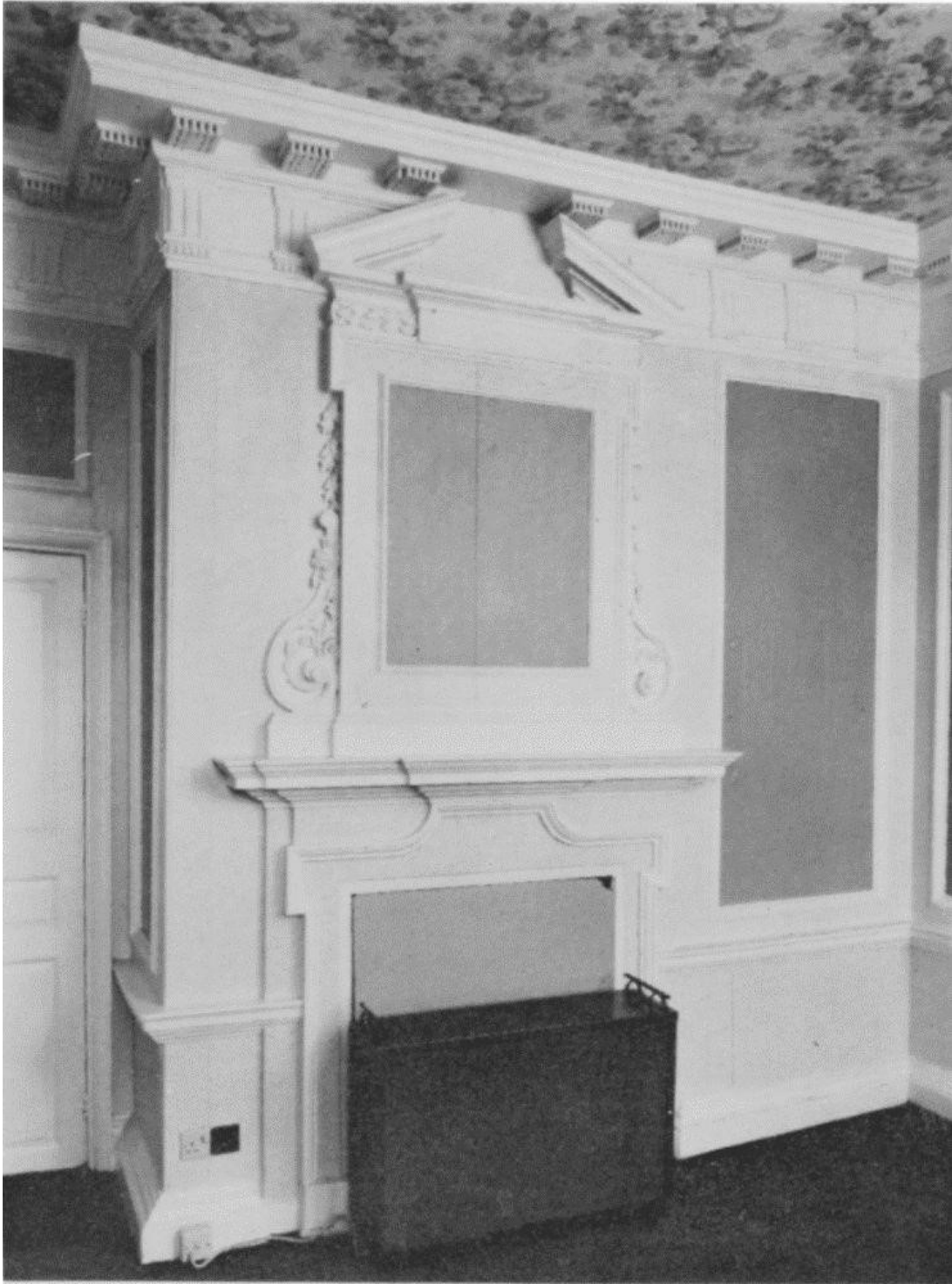


Fig 8 Front right room (note similarities with Fig 9)

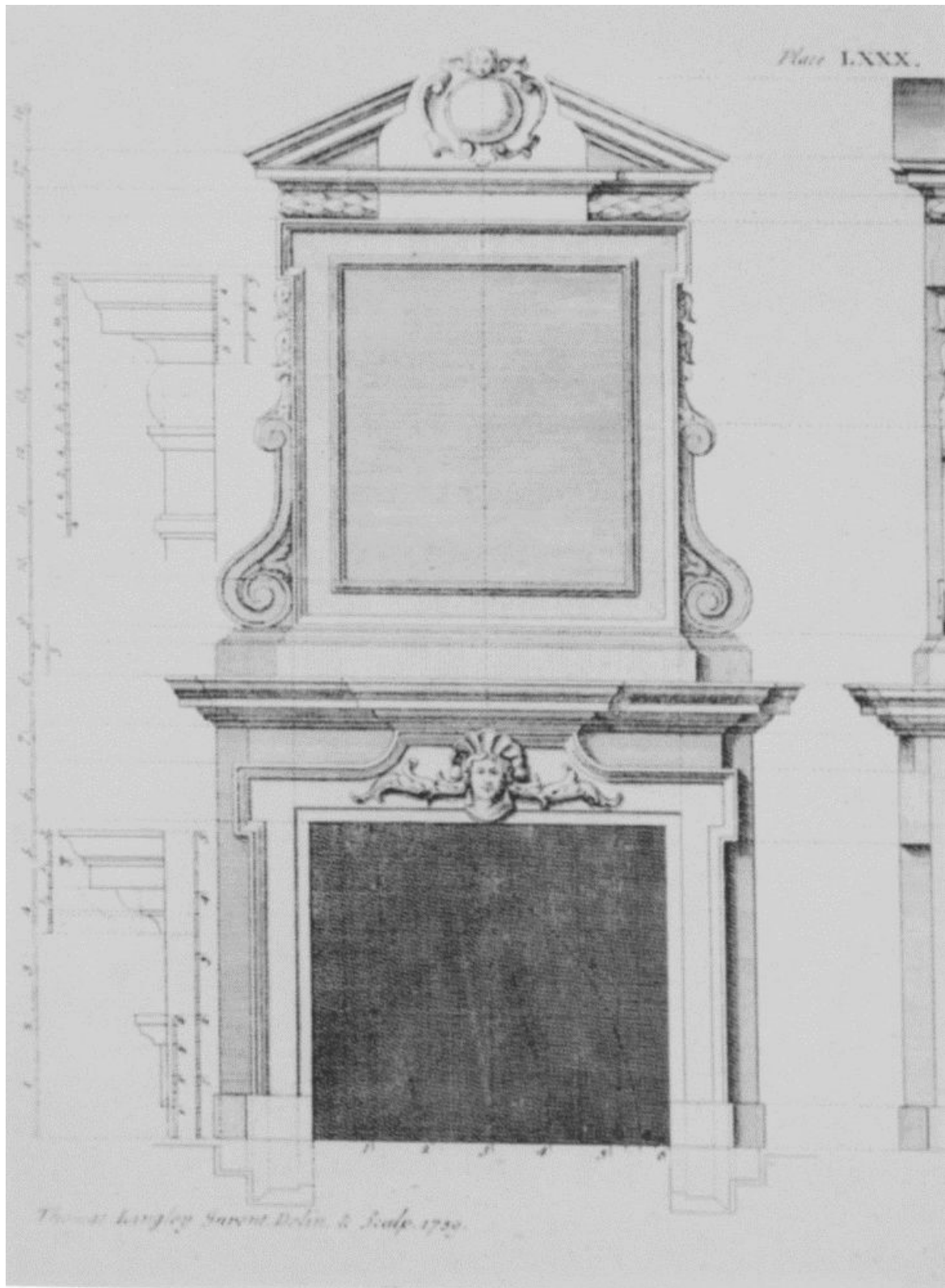


Fig 9 Designs from Batty Langley, *The City and Country Builder's and Workman's Treasury of Design* (1745).



Fig 10 First floor, lefthand room on piano nobile with door to former back stairs on right



Fig 11 No. 70 Walmgate. Early 18th-century (RCHME 516)

Appendix B Gazetteer of Photos (2021)



Fig 12 Attic (west to east) with gable windows and steel, strap ties

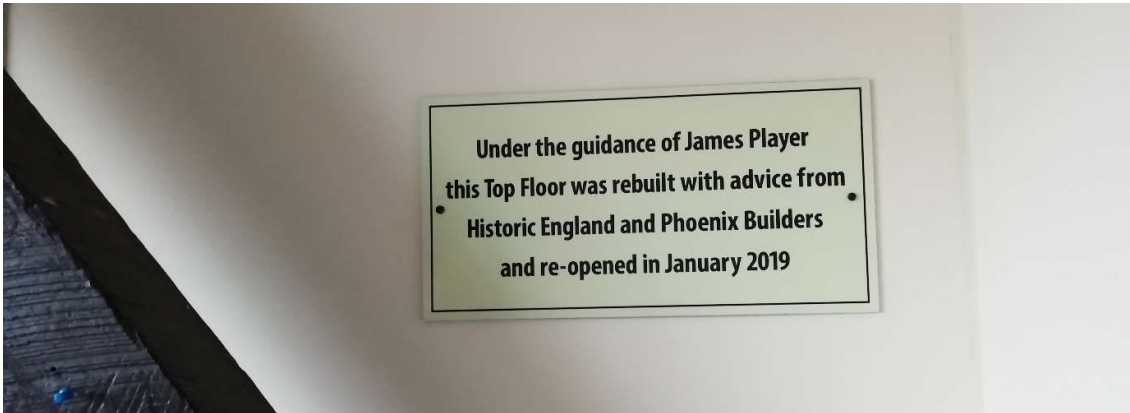


Fig 13 Plaque in attic dating structural consolidation works to 2019



Fig 14 Second floor, left , rear room with new stair to attic and replacement window. Stair encases chimney breast and back stair.



Fig 15 Blocked doorway from back stair to second floor, rear, lefthand room seen from cupboard (former back stair) off drawing room



Fig 16 Double pile, rear extension with flat roof utility wing from fire escape

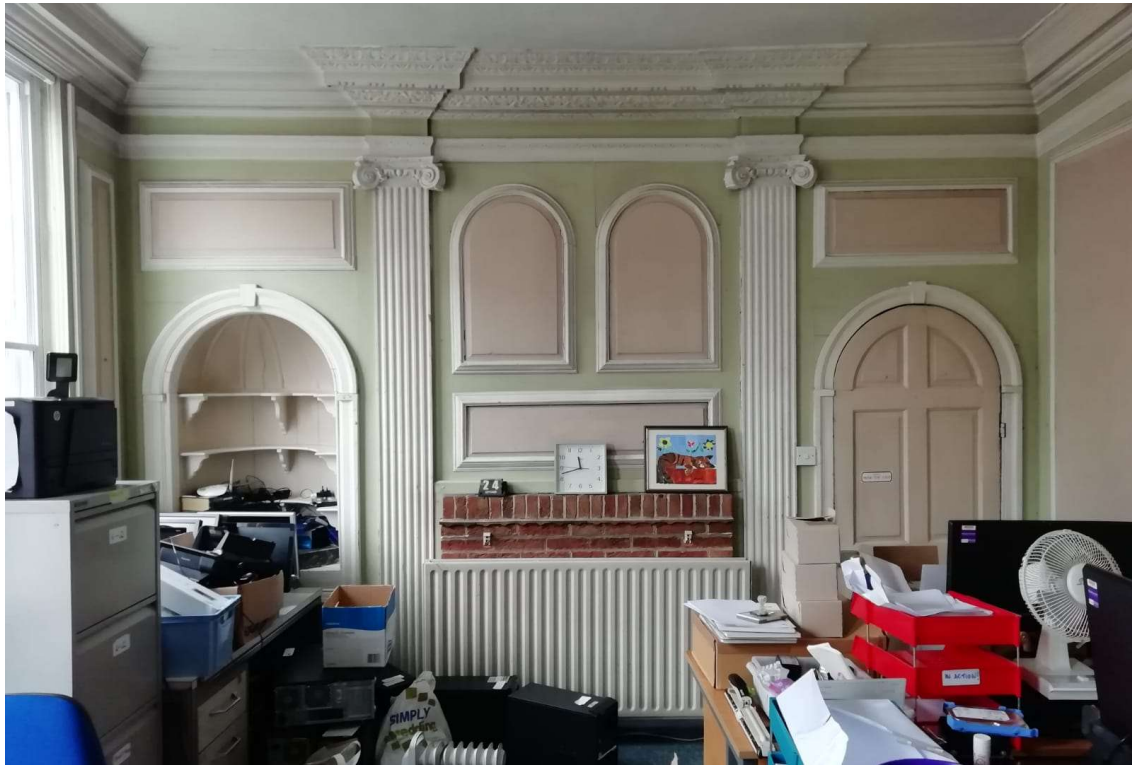


Fig 17 First floor, front, left room. Door to right leads to former back stairs, now a cupboard (radiator to be removed and modern fireplace replaced)



Fig 18 First floor, front, left room: bolection moulding and deep cornice



Fig 19 First floor, front, right hand room



Fig 19A First floor, front, right hand room (fireplace to be re-opened & modern radiator replaced)



Fig 20 Blocked corner fireplace in first floor, rear, right hand room to be re-opened and fitted with reclaimed, Georgian fireplace shown at Fig IN



Fig 21 Proposed, reclaimed, Georgian fireplace to be fitted in first floor, rear, righthand room



Fig 21A Applied fire panels and door closers to be removed from all first floor doors, fire resistance to be achieved using intumescent products



Fig 22 Decorative plasterwork above stair bay (wall mounted electrics to be removed)



Fig 22A Stair (cracks in stair bay wall to be tied and modern doorway below infilled)



Fig 23 Elegant stair window flanked by Corinthian columns (cracks to walls to be tied and pointed)



Fig 24 Looking from stair bay towards blocked doorway that originally led to a central hallway and on to the front door (door to be re-opened and trunking for electrics to be removed) Blocked door to rear, left hand room to right of this photo to be re-opened



Fig 25 One of two blocked doors leading from stair bay hall to rear rooms (to be re-opened)



Fig 26 Ground floor, left hand, rear room. New door into rear extension and new door (to right) into stair bay to be blocked. The latter may also help address cracking in stair bay wall above



Fig 27 Ground floor, left hand, rear room. Modern cupboards, ceiling lining and window bars to be removed and window to be replaced with a vertical sliding sash window.



Fig 28 Modern ceilings to ground floor to be removed to expose historic floorboards behind and to better reveal the original proportions of the room



Fig 29 Ceiling tiles to shop bisect beading above blocked stair bay doorway-to be revealed



Fig 29A Two, modern flanking doors blocked and inner doorway re-opened to restore plane form



Figs 29B & C Modern, attic gable window replaced with Yorkshire sliding sash as per other gable window



Fig 29D Modern shop front and lintol beneath to be removed and ground floor restored to residential use with four sash windows, a central doorway and reclaimed brick to match



Fig 29E Hopper to front elevation dated 1788



Fig 30 Modern, painted, tiled shop front with 'Norman Collinson House' plaque above door in recognition of funding from the Norman Collinson Trust to Age UK in helping purchase the building



Fig 31 Brick string course above former line of first floor windows to be reinstated



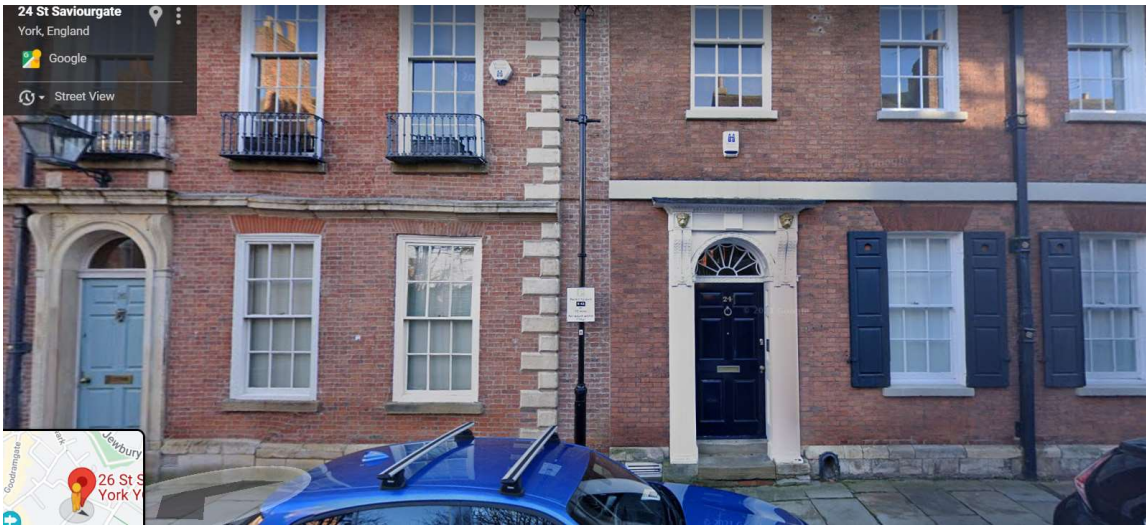
Fig 32 Rear elevation, stair window obscured by modern extension, replacement windows, fire escape and scarring to brick evidencing previous works



Fig 33 Limited view afforded of rear elevation from Melrose's Yard (note ramp/gate access to yard) Large Velux windows to be replaced with 3 no. smaller, conservation roof lights



Fig 33A Barbed upper section removed, brick arch with coping to be formed over gate and gate replaced



Copyright Google Maps (image capture Jan 2021)

Fig 34 26 St Saviourgate, early C18th, and 24 St Saviourgate, 1763, both Grade II* but higher status than application site utilising stone dressings and a plinth