



1 VOYAGE LTD

Heritage Impact Assessment

92 Micklegate, York

16.3.2023



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Site Name: 92 Micklegate **Address:** 92 Micklegate, York **Local Planning Authority:** York City Council **County:** North Yorkshire **Statutory Listing:** Grade II* **Conservation Area:** York Central Historic Core: Character Area 21 (Micklegate) **Scheduled Ancient Monument:** N/A
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1 Introduction

- 1.1 1 Voyage undertook this desktop Heritage Impact Assessment (HIA) on behalf of the owner of 92 High Petergate, Peter Docwra. The proposed works fall into three categories: minor, sensitive, enhancement works to facilitate the re-use of the principal building as a dwelling; works to enhance the appearance of the unattractive, modern, rear extension and the construction of a contemporary dwelling to the rear of the site to replace an historic structure, now demolished.
- 1.2 This report assesses the heritage impact of the proposed development upon the significance of designated, above ground heritage assets including listed buildings and the York Central Historic Core Conservation Area (Micklegate Character Area).
- 1.3 Documentary and archival materials and historic mapping were consulted in order to understand the contribution that the application site makes to heritage significance. Two site visits were also carried out during dry, overcast days in January and March 2023.
- 1.4 This HIA finds that a very low level of harm will be caused to heritage significance as a result of the obstruction of very brief, dynamic views of the rear of 92 Micklegate and Micklegate House from Toft Green. This harm is justified by the provision of a windfall dwelling on a defunct site; the design of which will better reveal the historic interest of the site. It is also offset by public benefits resulting from the re-use of 92 Micklegate as a dwelling, its original

and optimum viable use, and associated, sensitive works which will better reveal its significance. Given this, the proposed scheme is politely commended for approval.

2 Legislative Framework and National Heritage Planning Context

- 2.1 Section 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 further confers a duty on Local Planning Authorities to pay special attention to the desirability preserving or enhancing the character or appearance of conservation areas.
- 2.2 To facilitate this process and help assess the impact of proposals, paragraph 194 of the National Planning Policy Framework (NPPF) 2021 states that, *'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.'*
- 2.3 The NPPF also states at para 199 that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 2.4 Para 200 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 2.5 At para 202, the NPPF states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

- 2.6 Para 206 concludes that, *‘Local planning authorities should look for opportunities for new development within Conservation Areas and the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’* This infers that proposals that do not achieve this should be refused.
- 2.7 In Annex 2 of the National Planning Policy Framework (NPPF) ‘significance’ is defined as *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic.’*
- 2.8 Setting is defined in the same document as, *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 2.9 Historic England’s, ‘Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets’ states at Para 9 that the importance of setting lies, *‘in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’* It adds that, *‘The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.’*
- 2.10 The national planning context therefore requires applicants to consider a heritage asset’s significance and what the optimum viable use for a heritage asset is, how a heritage asset’s significance will be affected by proposals and whether the proposals will affect the setting of any heritage assets and therefore the significance of these heritage assets.
- 2.11 To aid applicants in this process, Historic England’s ‘Conservation Principles’ lays out guidelines on how to assess a heritage asset’s significance. It states that the significance of a heritage asset is defined by its constituent values including the value added by an asset’s setting. It is these values that determine a site’s relative sensitivity to development. Value can be evidential, historical, aesthetic or communal. These values translate within the NPPF as historic, architectural, archaeological and artistic interest and it is these terms that will be used within this report.

2.12 Conservation Principles also advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.

- Step 1: identify which heritage assets and their settings are affected i.e. the relevant heritage assets;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes

2.13 Step 5 falls outside the scope of the application process. In order to facilitate an assessment of the heritage impact of the application, however, this document adopts the first four-stages of the Guidance laid out in Historic England's Conservation Principles as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

3 Local Heritage Planning Context

3.1 York City Council submitted a new Local Plan for examination in May 2018. Policies D1 (Placemaking), D2 (Landscape & Setting), D3 Cultural Provision, D4 Conservation Areas and D5 (Listed Buildings) within this emerging Local Plan are all relevant. This plan has not been formally adopted yet and the weight to which it can be attributed is therefore limited. Similarly, the 2005 Draft Local Plan has not been tested at Examination although it is used by officers for the purposes of development control where policies are consistent with those of the NPPF. As a result, it is considered that the following policies are of some relevance to the consideration of the application:

HE2 Development in Historic Locations: Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local

scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.

HE3 Conservation Areas: Within conservation areas, proposals for the following types of development will only be permitted where there is no adverse effect on the character and appearance of the area: • demolition of a building (whether listed or not); • external alterations; • changes of use which are likely to generate environmental or traffic problems. Applications for development in conservation areas will only be considered if full design details are included.

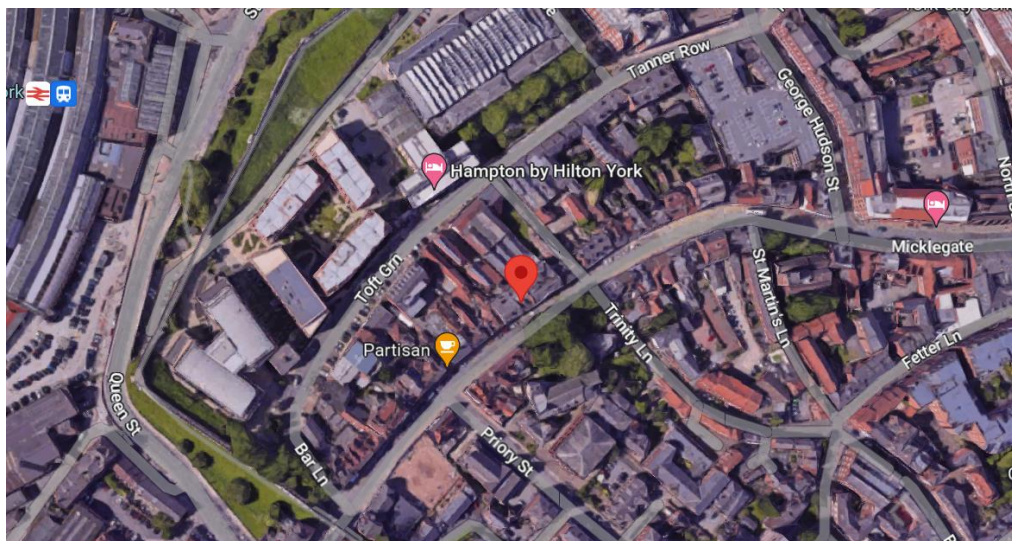
HE4 Listed Buildings: With regards to listed buildings, consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building: • development in the immediate vicinity of listed buildings; • demolition; • internal or external alterations; • change of use; • erection of satellite antenna.

- 3.2 The application also site falls within Character Area 21 (Micklegate) of the York Central Historic Core Conservation Area. A detailed Conservation Area Appraisal (CAA) has been produced and adopted by the Council and as such this CAA is also a material consideration.

4 Location and General Character of Application Site

- 4.1 The application site is located on the north side of Micklegate, to the west of the River Ouse but within the city walls (Fig 1). Micklegate is one of the primary, historic routes into York and contains a city bar to the south-west of the site which can be seen in dynamic views as one approaches the site from the north-east. Micklegate is primarily a commercial road, containing a high number of small, independent shops, offices and restaurants which reflect the historic scale of the buildings they are located within. A number of attractive, historic houses and ecclesiastical buildings are also located on the road, however, and these enhance the character of the street. The high density of historic buildings and the historic scale of the road combine to create a high-quality streetscape. This is enhanced by the rising curve of the road, the sporadic presence of mature trees and small green spaces and the

sets that pave the western stretch of the road, although the latter are located beyond the application site.



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Fig 1 Location of application site

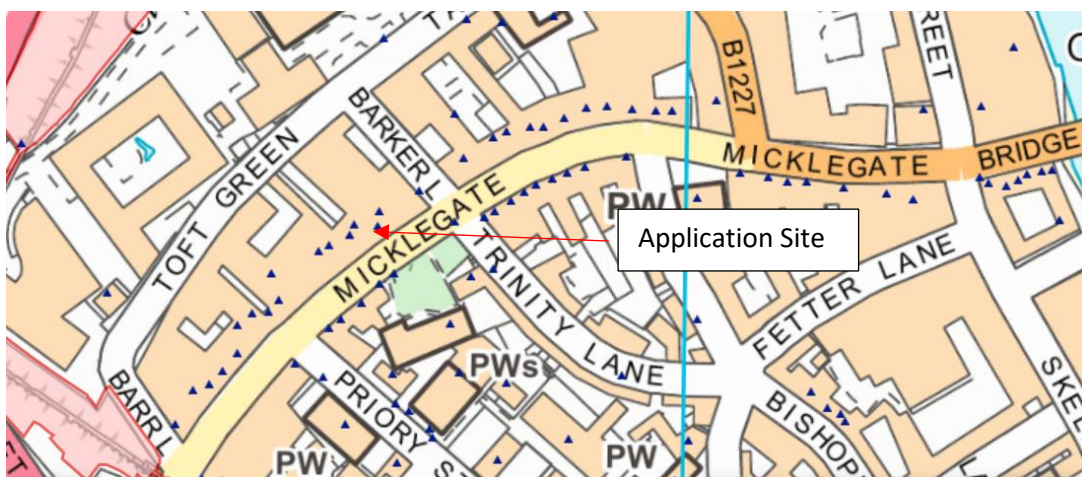
- 4.2 92 Micklegate is a late eighteenth-century, Grade II* listed, three bay, three storey, mid-terrace building constructed of red brick under a hipped, Welsh slate roof (Fig 2). The building is pavement edge but occupies a long, linear plot which was, historically, a medieval burgage plot. Originally built as a dwelling, the building is now used as offices and land to the rear forms an associated car park. There is a rear, mono-pitch, single story, brick extension which was constructed during the 1980s. Fenestration is formed from diminishing, four pane, vertical sliding sash windows under flat arches of gauged brick. The second floor windows have external bars which indicate the historic use of these rooms as a nursery. The six-panelled front door is located to the left of the façade, under a moulded cornice and a fan light. Three steps lead to the entrance where a boot scraper is located. Both the front and rear of the building are bounded by iron railings which historically protected light wells serving the cellar; those to the rear also enclose a set of external steps leading to the cellar. The front elevation incorporates a modillion and dentil cornice, painted stone bands at first floor and first floor sill level and a painted stone plinth. Sills at ground floor and second floor level are also painted.



Fig 2 92 Micklegate (centre)

5 Relevant Heritage Assets

- 5.1 92 Micklegate is a Grade II* listed, late eighteenth-century, building and as such is a designated heritage asset.
- 5.2 The application site also falls within Character Area 21 (Micklegate) of the York Central Historic Core; the boundary for which can be seen at Appendix B. As such any works to the external envelope of the buildings it contains, or within the curtilage of the building, have the potential to impact on the character and appearance of the Conservation Area.
- 5.3 Micklegate contains a high density of designated buildings, many of which are located in close proximity to the application site and can be seen in conjunction with it as one approaches the building.



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Fig 3 Designated heritage assets near the application site (listed buildings: blue, triangular centroids; scheduled ancient monuments: red polygons)

- 5.4 The application site is attached on both sides to listed buildings. The building to the left forms a Grade II listed, mid-nineteenth century pair which are built under a double pitch roof and which share a single list entry (94 and 96, The Falcon Inn). 96 and 98 Micklegate (Micklegate House), form the Grade I listed building to the right. Micklegate House is known as York's most impressive Georgian house, south of the Ouse. Group Value is cited in the list entries for all three buildings which can be seen at Appendix A. The application site is seen in views towards both the front and rear elevations of these listed buildings and therefore contributes to their Group Value (Fig 2).
- 5.5 Whilst it is acknowledged that the architectural and historic character of the application site contributes towards the historic setting and Group Value of these listed buildings, and indeed the setting of designated structures further along Micklegate, in both directions, this contribution is considered to equate to the application site's contribution to the York Historic Core Conservation Area. As such, it is not considered expedient, for the purposes of this report, to assess the individual contribution that the application site makes to each of these listed buildings. Instead, it should be recognised, in discussions about the impact of the proposal on the Conservation Area, that this impact is synonymous with the impact on the setting of these listed buildings. When assessing the impact of the proposed development on the significance of the Conservation Area, however, specific attention will also be paid to the impact on the setting of Micklegate House and the Falcon Inn.



Fig 4 Application site from Toft Green: Micklegate House to left and Falcon Inn to right

- 5.6 Therefore, for the purposes of this assessment, 92 Micklegate and the York Central Historic Core Conservation Area (Micklegate Character Area) are considered to be the primary, relevant heritage assets. The impact of the proposed development on the significance of these heritage assets forms the main consideration of this report.

6 Significance of Relevant Heritage Assets

6.1 92 Micklegate

- 6.1.1 The Royal Commission on Historical Monuments of England (RCHME) states in 'An Inventory of the Historical Monuments in City of York, Volume 3, South West' that in 1282, '*husgable was paid on at least one hundred and eighteen tofts along [Micklegate] ... implying that the whole of the frontages had been built up by then. From the 13th century until the opening of the 19th the mixed character of this great thoroughfare continued. Mansions of the nobility stood next to the houses of merchants and citizens and to the shops of artisans. In the Georgian century, 1720–1820, most of the properties were either rebuilt or re-fronted in the prevailing style, and this major capital outlay applied not only to the great mansions but also to the quite small buildings which comprised a good part of the frontages. In spite of the stagnation of York trade, much complained of throughout the 18th century, Micklegate was*

able to retain its prosperity. In it, in front of St. Martin's Church, stood the Butter Market, the staple for the north of England. In the same neighbourhood vintners and bacon-factors congregated, while higher up the hill lived the members of distinguished families who visited the city for its annual 'season'.

- 6.1.2 *'Soon after 1800 the proportions of professional premises and of shops increased, as the residential aspect of the street declined. At this period a number of occupiers can be traced as moving out from Micklegate to suburban houses in Blossom Street and The Mount, without the Bar. The mixture of professional, commercial and official buildings, along with a number of hotels and inns, has ever since remained characteristic; characteristic too is the flanking position of its three churches, Holy Trinity, St. Martin, and St. John the Evangelist, which have occupied the same sites since the Conquest and perhaps earlier.'*
- 6.1.3 The RCHME notes that No. 92, was built in 1798 indicating that it was part of the great Georgian rebuilding of the street. It states that, *'House, No. 92, a good example of the smaller town house,...was built c. 1798 (when the rating assessment was increased), probably by the firm of John Carr; the staircase balusters are like those of the Black Swan, Coney Street, and No. 18 Blake Street, the latter being by Peter Atkinson senior. A two-storey range at the back, possibly of the first half of the 18th century, was modernised in the 19th century, when a first floor was added to the vestibule joining it to the main building. In 1948 wrought-iron scroll-work was added to the side of the entrance doorway (York Civic Trust, Report 1948–9). Robert Fairfax of Steeton, a Captain in the Royal Navy, who bought the site, became M.P. for York in 1713, and Lord Mayor in 1715, when he gave a fine brass chandelier to St. Martin's Church, Micklegate. In 1725 he died, aged 60, and was buried at Newton Kyme; his wife, who died in 1735, was buried at St. Mary Bishophill Senior (Davies, 141–4). The house was sold, in 1805, by John Fairfax of Newton Kyme, grandson of Robert, to Mary Coates of York, widow, who had been the occupier since 1800 (YCA, E.96, f. 39; Rate Books). Later owners were Thomas Backhouse, seedsman, from 1817 until his death in 1845, and his brother James Backhouse (1794–1869), nurseryman and seedsman, who lived here until he moved to Holgate House in 1859.*
- 6.1.4 The Backhouse wealth came from linen manufacture and banking in Darlington, County Durham, where James Backhouse I (1721–98) founded the Backhouse Bank with his two sons

Jonathan and James II (1757-1804). The Backhouse Bank later joined with a number of other Quaker banks to form Barclays Bank.

- 6.1.5 It was the son of James II, James Backhouse III who founded the Backhouse Nursery. James was attracted to the nursery business for a number of reasons. He suffered from asthma and was often sent as a child for fresh country air to Quaker friends in nearby Teesdale. He had cousins and two uncles who were interested in botany, but perhaps the earliest influence on him was the inheritance at the age of nine of his brother Nathan's herbarium, when Nathan died aged 17. James later wrote, '*[his] herbarium falling into my hands first set me to study my botany*'. When James was nineteen, he was apprenticed for two years to Wagstaffe's Nursery in Norwich, an open-air career being thought good for his health. He then visited nurseries in Scotland and, in 1815, he and his brother, Thomas Backhouse (1792-1845), bought the nursery business of John and George Telford (or Tilford) in York, having found nothing suitable around Darlington. The nursery purchase was advertised in the York Courant of 13 May 1816.
- 6.1.6 It is thought that Telford's nursery had probably been established since around 1665 on Tanner's Row, on ground granted to the Dominican Friars by various kings from 1228 onwards. In 1736 a York historian wrote, '*The site of this ancient monastery is now a spacious garden; at present occupied by Mr Tilford a worthy citizen, and whose knowledge in the mystery of gardening renders him of credit to his profession.*' The 1720s sketch at Figure 5 shows Telford's house and grounds which is possibly the structure highlighted at Figure 6. This shows the Friary Gardens on Tanners Row, to the north-east of Barkers Lane, where Telford and, later, the Backhouse brothers, had their nurseries.



Fig 5 Sketch by John Cossins showing Mr Telford's house and nursery area c. 1725-27



Fig 6 The Friar's Gardens, detail from 1766 map of York by Chassereau (star represents approximate location of application site)

- 6.1.7 In the 18th century, it was usual for wealthy people to have plants and trees sent up from London nurseries, or even from Holland, France and Italy. Edwin Lascelles of Harewood House, Yorkshire wrote slightly of local nurseries' ability to provide unusual plants. In a letter from London to his steward Popplewell, he wrote: *'I shal [his spelling] bring some Tube Roses roots. There is no depending upon country Nurserymen for anything of this kind that is not quite common'*. The Backhouse brothers showed their ability to compete with London suppliers when, in 1819, they put an advertisement in the Yorkshire Gazette for *'Choice BULBS of BELLA-DONNA and GUERNSEY LILIES'*. The Backhouse 1821 catalogue, apart from listing the great variety of trees, shrubs and perennial plants, including culinary and 'Aquaticks' and gardening tools available, advertised two other services often supplied by British nurseries; *'Plantations Undertaken by the acre'* and *'Gentlemen supplied with experienced Gardeners'*. In addition, the Backhouses are known to have designed gardens.
- 6.1.8 In 1831, three years after the death of his wife of five years, which left him with two small children, he sailed for Australia to continue with his Quaker missionary work. He was away for ten years, returning home via Mauritius and South Africa having collected many plant specimens which he sent back to his brother, Thomas. When James returned to York in 1841, he took up the running of the nursery business again, firstly with Thomas, who died in 1845 and then with his son James Backhouse IV (1825-90). Father and son were keenly interested in alpine plants and botanised together in Teesdale, in highland areas of Britain

and on the continent. With the arrival of the railway the nursery moved to Fishergate and then in 1853 was moved again to a hundred-acre site (bigger than Kew) at Holgate. It was at this point that James moved to Holgate House. Despite the relocation of the nursery, the company maintained a presence on Micklegate with a shop located on the corner of George Hudson Street (Fig 7).



Fig 7 Backhouse Shop & Offices 1907 at corner of Micklegate & George Hudson St

- 6.1.9 James died in 1869 and his son carried on the business, later being joined by his own son James Backhouse V (1861-1945). It was in this period up to 1890 that the nursery was at the height of its fame and prosperity, importing plants, maintaining forty greenhouses as well as an underground fernery, and a much-visited rockery that was famous for its huge cost and the attractive arrangement of its alpine plants. An American visitor in 1890 wrote: *'Nowhere, not even at Kew, is there so rich a collection of filmy ferns... Only the favoured are allowed to see it...'*. The troubled economic times that followed the Agricultural Depression of the 1880s, the 1910 Land Tax and the First World War all led to a reduction in the demand for trained gardeners and for costly and labour-intensive gardens and estate plantations. The Backhouse firm suffered a loss of income over time, caused also by fierce competition from other nurserymen. In 1921 much of their land was sold and the firm was closed in 1955. The land left was bought by York City Corporation as a nursery and to make into a public park.
- 6.1.10 Many relatives of James Backhouse (III) are known for the cultivation of unique daffodil/narcissus bulbs and the Backhouse Rossie estate in Fife now holds part of the

national Backhouse narcissus collection. James III, however, dedicated his life to the collection and distribution of bulbs and plants. Despite this, the *Galanthus* 'James Backhouse', a tall snowdrop of delicate fragrance, is named after him. It is a snowdrop that has no specific origin. Thought to be part of stocks of *Atkinsii* snowdrop bulbs obtained from the area around Naples by James Atkins, they found their way into the possession of James Backhouse. Once in his ownership it was spotted that, unlike *Atkinsii*, these snowdrops had the habit of sometimes developing aberrant petals and were different to existing stocks of *Atkinsii* and so were named after James. The 'James Backhouse' snowdrop is a lasting reminder of the contribution Backhouse made to horticulture during the nineteenth century. The snowdrop can be seen at Tudor Croft, on Stokesly Road in Guisborough. The garden, which was designed by the Backhouses, boasts an extensive collection of snowdrops and is open to the public at various times of year on a charitable basis. A blue plaque on the front elevation of 92 Micklegate helps reveal the building's connection with James and Thomas Backhouse (Fig 8).



Fig 8 Blue Plaque highlighting the building's connection with James Backhouse

- 6.1.11 In terms of the actual building, the RCHME record describes 92 Micklegate stating that, '*The main front ... [Fig 2] is in red brick, with stone dressings, and has a slated roof. The windows have deep flat arches and stone sills, and the modillioned and dentilled cornice overlaps the adjacent Micklegate House ... [Fig 9]; to E. is a moulded rainwater head with a fall-pipe secured by holdfasts decorated with opposed fleurs-de-lis. The iron railings are original.*'



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Fig 9 Cornice to front elevation of 92 Micklegate

- 6.1.12 The rear elevation does not incorporate a cornice although there is a decorative string course of projecting bricks with a course of coggled bricks above at eaves level (Fig 9A). The rear elevation is largely symmetrical with the exception of a former first floor door, now additional window on the right side. Windows on this elevation have been enlarged and sit under brick, relieving arches rather than the flat arches found on the front elevation. A tall, brick chimney emerging from the eastern gable is evident from the rear, as is a truncated, corner chimney at the north-west corner (Fig 9B). Neither retain pots.



Fig 9A Eaves band & enlarged window Fig 9B Tall gable and truncated corner chimney

- 6.1.13 The RCHME records, 'A two-storey range at the back, possibly of the first half of the 18th century, [which] was modernised in the 19th century, when a first floor was added to the vestibule joining it to the main building.' This range would have pre-dated the main house which was built at the end of the 19th century. It has now largely been removed and replaced with a late, twentieth century, single storey extension. A small area of historic fabric remains within the ground floor link (Fig 10). The right hand, first floor window, which has a much thinner sill, and which upsets the symmetry of the rear elevation, is thought to be the location of the nineteenth-century door which connected the house to this range at first floor (Fig 10).

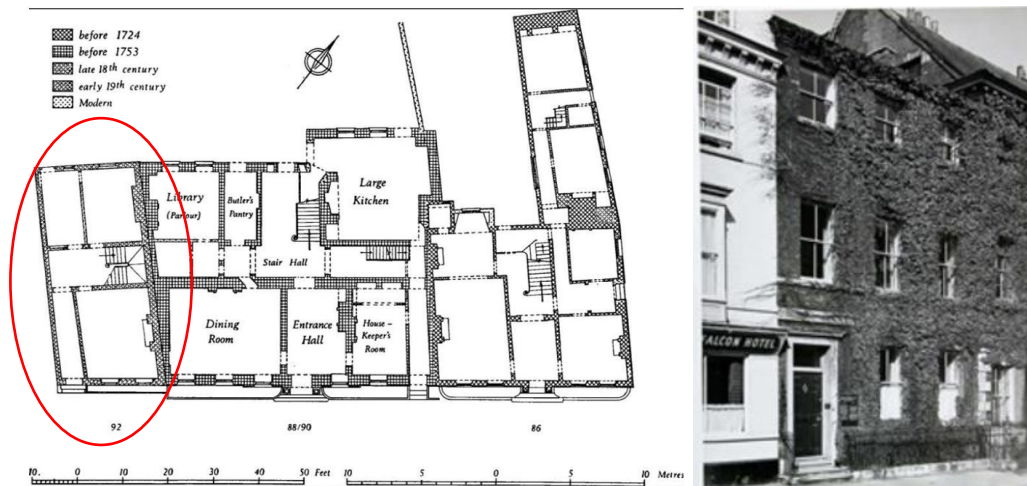


Fig 10 Location of former, two storey range, ringed window likely location of former door



Fig 11 Historic fabric to the ground floor link with later porch

6.1.14 The RHCME adds that, *'The entrance leads to a through passage off which the staircase is placed transversely between front and back rooms [Fig 12]. The front dining room is typical of a York house of the period. It has a moulded skirting and dado rail, applied plaster mouldings to the walls, and a dentilled plaster cornice, with transverse fluting to frieze [Fig 14]. The fireplace, though correct in style, is said to be a reproduction [Fig 14A]. The staircase has a swept moulded pinewood handrail, spiralling over a newel at the bottom; cantilevered treads with plain cheeks and moulded edges; slender, turned balusters, three to a tread, with an urn feature under a square knob; and on the inner side, a moulded dado rail and skirting [Fig 15]. Some of the upper rooms have original cornices and fireplace surrounds [Figs 19-23, 26, 28 73,76 and 77].'* Despite list entry's statement that fireplaces survive in all the of the second-floor rooms, there are no remaining fireplaces in any of the rear rooms except on the second floor in the rear, right hand room.



Figs 12 & 13 RCHME survey of ground floor, and front elevation covered in creeper



Fig 14 Dining room cornice, dado & applied plaster mouldings Fig 14A Repro fireplace



Fig 15 Cantilevered staircase, swept handrail, slender balusters and dado rail

6.1.15 There is a clear hierarchy to the quality of fittings which reflects the status of the various floors and rooms. The ground and first floor front rooms which were the principal reception rooms (dining room and drawing room respectively), and therefore the most visible within the house, have the highest quality fittings. Cornices are deep and finely detailed and incorporate friezes whilst architraves and skirtings are generous and richly moulded. The

drawing room (first floor front) doorcase, on the piano nobile, incorporates a fluted frieze, rosette paterae, and moulded cornice (Fig 27); the fireplace incorporates a fluted frieze and a dentil cornice shelf (Fig 26) and there is a moulded frieze underneath the cornice (Fig 1N) and a deep, moulded skirting board (Fig 18). Rear rooms and the nursery (second floor front) have less decorative cornices which do not incorporate friezes. At the second floor, there is no cornice but a simple picture rail/applied bead (Fig 21). It is likely that these rooms were used as staff bedrooms prior to the construction of the two-storey rear extension. Architrave is also slimmer and lower status and skirting is less decorative in the rear rooms (Figs 24 and 29). The different treatment of these fittings is an important element of the historic interest of the building as it demonstrates how these rooms functioned historically, how publicly accessible they were and, accordingly, what status was attributed to these rooms.



Fig 16 gf front room

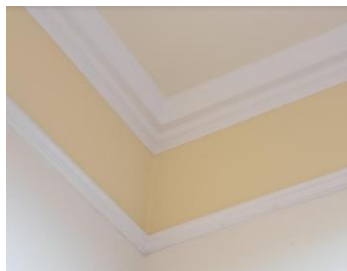


Fig 17 gf rear room



Fig 18 ff front room



Fig 19 ff landing



Fig 20 sf front room

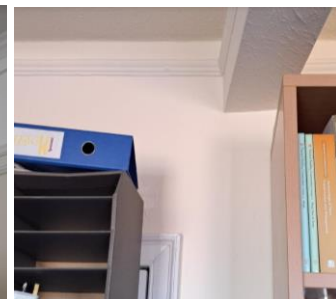


Fig 21 sf rear rooms

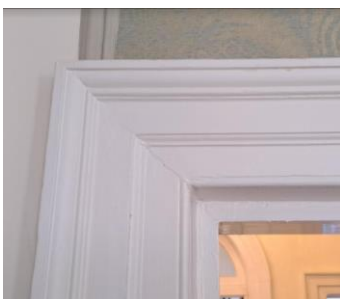


Fig 22 gf front architrave



Fig 23 ff front skirting

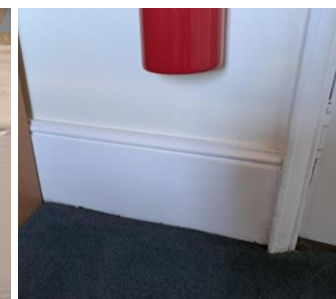


Fig 24 ff rear skirting

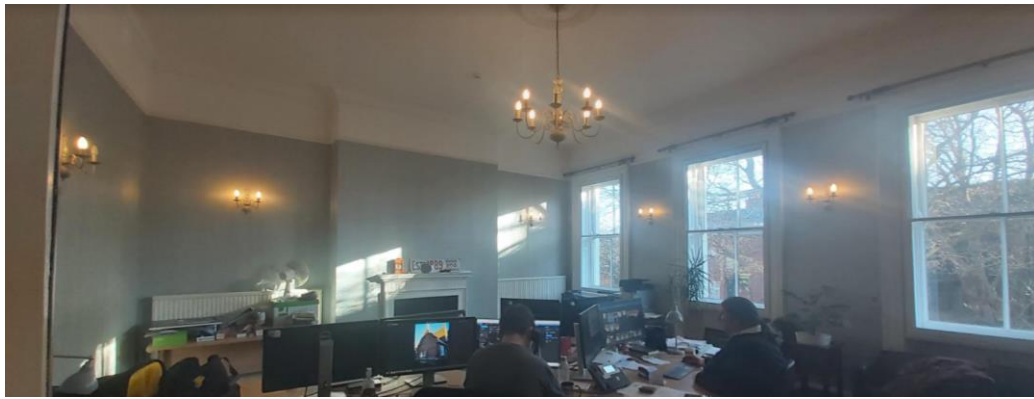


Fig 25 First floor drawing on the piano nobile now a shared office



Figs 26 & 27 Fireplace & door surround to ff front room (original drawing room)

6.1.16 The floor plans of all the rooms on the first and second floors have been altered. At second floor, a large opening has been created in the wall dividing the front two rooms to create an open plan office. This has essentially made the lobby at the entrance to these rooms defunct. At the rear of the second floor, the intervening wall has been totally removed to create an open plan office (Fig 72). There is a visible gap between the remaining down-stand and the doorway to the east of the former wall and the architrave surrounding this door is historic (Fig 29). Whilst the doorway cannot function due to the arrangement of furniture it is considered to be unaltered.

6.1.17 At first floor, however, the wall between the rear rooms is a replacement stud partition and the cornice on this wall has been changed (Fig 30). Whilst there is no visible down-stand to support the following theory, the stud wall has been constructed abutting the architrave which is, itself, a replacement (Fig 28). This suggests that the wall was moved, possibly at the time that the first-floor door, now a window, to the rear extension was constructed as this

was presumably accessed via an inserted corridor which would have made the adjoining room (now the w.c.) very narrow. The stud wall has cornice within the cupboard indicating that it was formed prior to the division of the room to form toilet stalls and a cupboard (Fig 31).



Fig 28 FF wall built up to architrave Fig 29 Gap between sf wall & architrave above

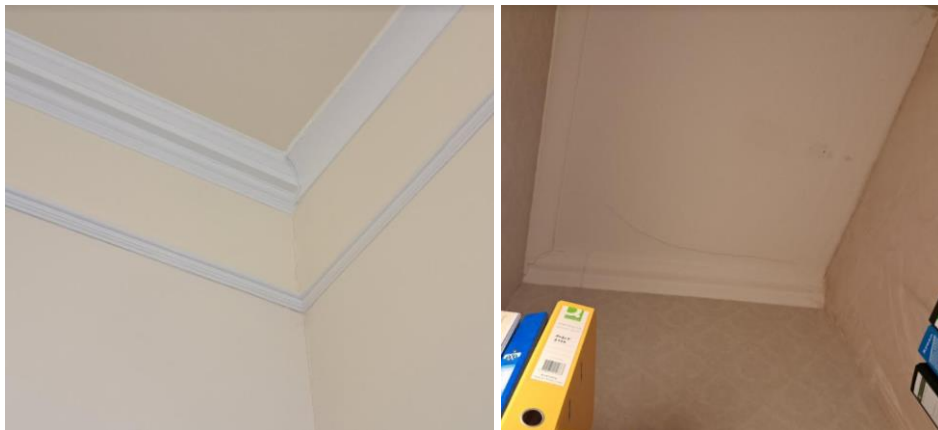


Fig 30 Replacement cornice on stud wall Fig 31 Cupboard formed in w.c.

6.1.18 All fireplaces, barring one at second floor, have been blocked or removed to the rear rooms. Front rooms retain historic fireplaces (Fig 26 above and 73, 76 and 77 below), excluding the ground floor front room where the fireplace is thought to be a replacement (Fig 14A). The entrance hall floor is covered in decorative tiles (Fig 32). Glazing in nearly all panes, including the replacement windows on the rear elevation, is handmade and secondary glazing has been installed to protect the historic windows.

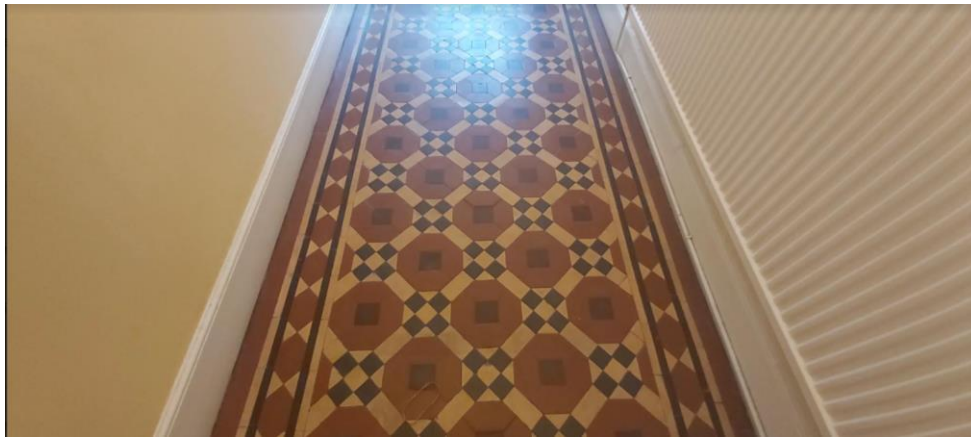


Fig 32 Decorative tiles in entrance hall

6.1.19 The building has a cellar which is currently only accessible via a set of original, external steps which run parallel with the rear elevation (Fig 58). The cellar was originally accessed from the ground floor, rear hall but, whilst the steps remain, the access has been blocked at ground floor level (Fig 34). There is no evidence of a former handrail or balusters (Fig 34). The cellar retains two arched niches in the right gable and opposing storage shelves on the left gable (Figs 35, 37 and 38). Modern brick piers have been inserted to support the floor above but it is evident from beneath that the original ground floor boards remain in situ. There is also evidence to show that the cellar was originally ceiled (Fig 40). The cellar's original brick floor remains although all former windows and chutes have been boarded in (Figs 35 and 39) and the external door is a modern replacement.

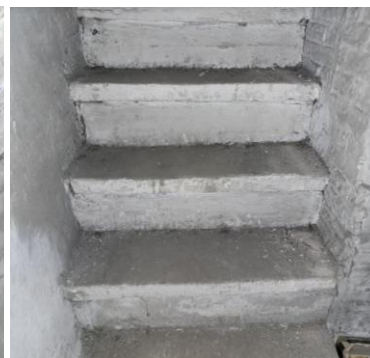
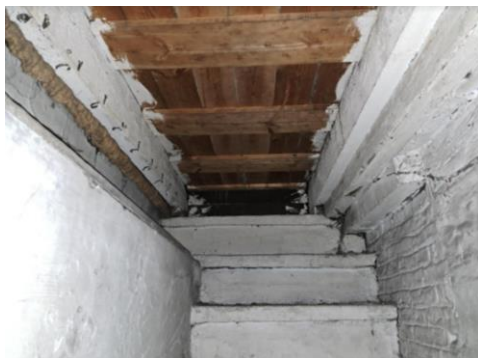


Fig 33 Cellar steps boarded over at gf Fig 34 No evidence of balusters



Fig 35 Niche in right gable & modern pier Fig 36 Original brick floor



Figs 37 and 38 Opposing brick and stone stores on the left gable



Fig 39 Blocked opening in front elevation Fig 40 Evidence of former cellar ceiling

6.1.20 The map regression at Section 6.2 and historic photos at Figures 43 and 44 evidence that there was, until the latter part of the twentieth century, a structure at the northern end of the rear yard. It is likely that this provided some form of coach house with accommodation above. This has now been demolished and a boundary wall with vehicular access formed from reclaimed bricks along the northern boundary. The side walls of the yard contain a variety of truncated boundary walls, some of which are historic and contribute archaeological interest to the site and some of which form modern retaining walls. Those on the eastern boundary are the most historic but fall under the ownership of 'Fibbers' which

has consent to remove and replace the extant outbuildings. The applicant therefore has no control over the eastern boundary (right wall at Figure 41). The eastern boundary is formed from a mix of new and old bricks with sections formed from historic bricks likely to be re-built (Fig 42).



Fig 41 Eastern boundary to right

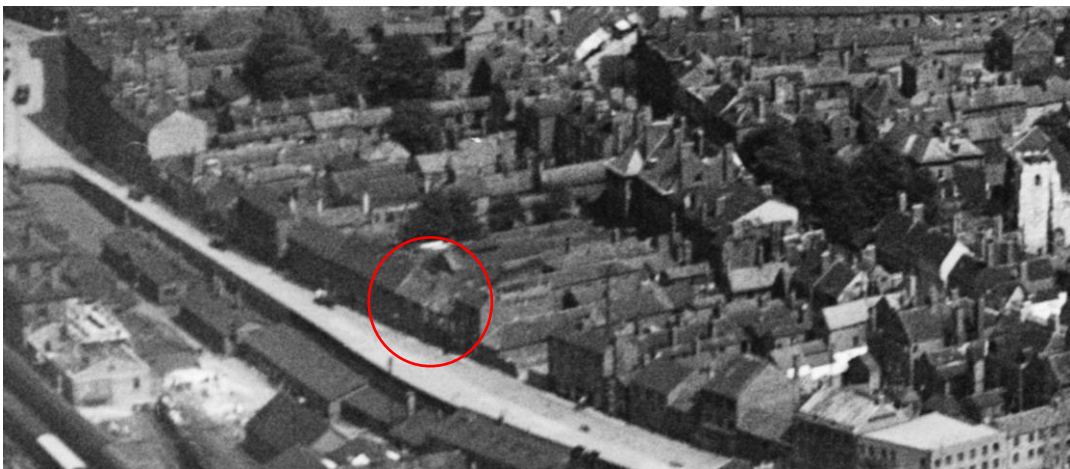


Fig 42 Western boundary



Copyright Explore York

Fig 43 Thought to be the application site with double storey, full width outbuilding to rear



Copyright Britain from the Air: Image EPW016069

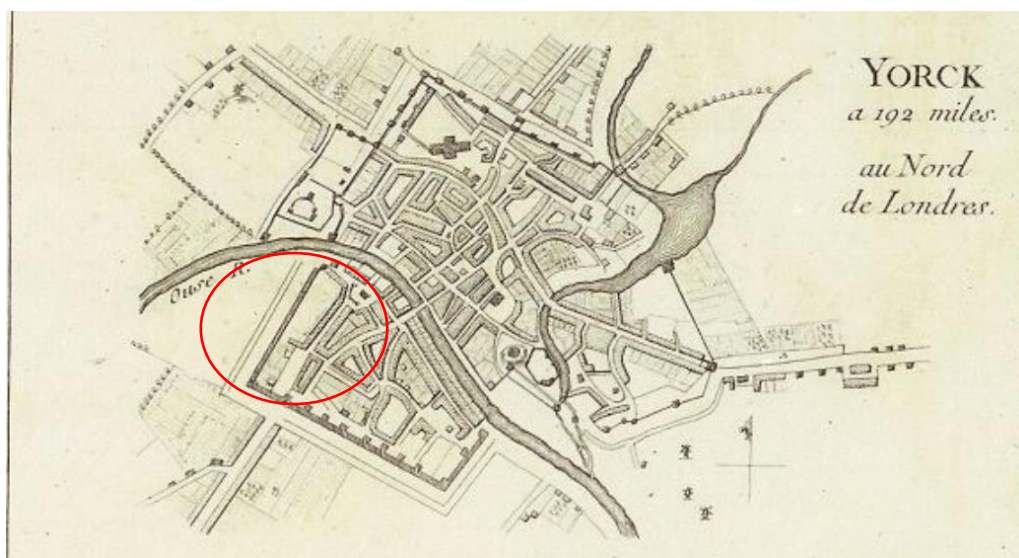
Fig 44 1926 aerial photograph from SE showing approximate location of application site

- 6.1.21 The residential use of the house has now lapsed and, at the time of writing, the building was being used as offices by the York Conservation Trust and Council for British Archaeology. The commercial use has resulted in deleterious changes which have undermined the historic and architectural interest of the building whilst commercial fittings and furniture further undermine the building's historic interest. The loss of all historic outbuildings to the rear has further undermined the building's historic interest whilst the use of the rear curtilage as a car park and the 1980's extension have both undermined the setting of the listed building.
- 6.1.22 The significance of 92 Micklegate is primarily derived from its historic and architectural interest as a late eighteenth century, polite townhouse with associations with Robert Fairfax, Lord Mayor of York, James and Thomas Backhouse. Externally, the symmetrical façade, cornice and railings contribute to the building's architectural interest whilst, internally, the cantilevered staircase and handrail, cornice and dado rails, decorative architrave and panelled doors, tiled hall floor and fireplaces, which were all designed with appearance and not just function in mind, augment this interest. The building is located on one of the principal historic communication routes leading to the centre of York and the site therefore contains potential, subterranean archaeological interest which might augment our understanding of both the listed building and the wider Conservation Area. Finally, the building contains artistic interest in the fortuitous but charming way it interacts with adjacent historic buildings within its historic setting.

6.2 York Historic Core Conservation Area: Character Area 21 (Micklegate)

- 6.2.1 The application site falls within the boundary of Character Area 21 (Micklegate) of the York Central Historic Core Conservation Area, the boundary of which can be seen at Appendix B. A Character Area Assessment (CAA) has been adopted by the Council and this helps define what is significant about this part of the Conservation Area.
- 6.2.2 The character area is formed from a number of streets but is centred on Micklegate. Micklegate was of unique importance since it formed the only way between the Bar and Ouse Bridge and was thus an integral part of the old main route between London and Scotland. Its mercantile importance, close to the dockside formed by North Street and Skeldergate, was great, and from the Middle Ages until modern times it has been a higher status area of York.

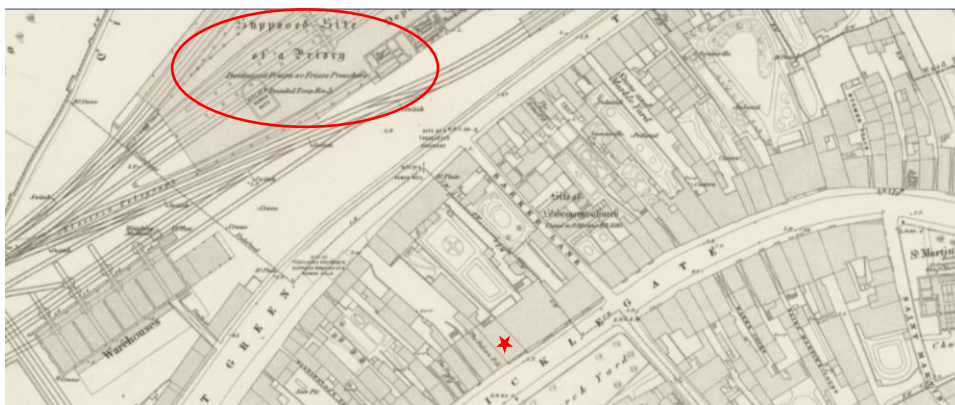
- 6.2.3 The CAA states that, *'Micklegate has the strongest and most rewarding identity, and four factors combine to make this one of the most handsome streets in Yorkshire. The first two are the rising topography and sinuous form. The third is the extent of survival of high-quality buildings and the fourth, their density. The result is an evolving series of excellent views up the street.'*
- 6.2.4 It adds that Micklegate, *'is the principal historic route into the city [forming the end of the important Roman road from Tadcaster which ran to a bridge across the Ouse and to the fortress on the opposite bank. Its present alignment, however, dates from the Viking occupation.] It is now one of the city's finest streets and bars. To its north, the gardens and yards of the houses along it were developed to create the southern side of Toft Green and Tanner Row. To the south, medieval churches and religious houses have helped shaped the development of Priory Street and Trinity and St Martin's Lanes'.*
- 6.2.5 The CAA highlights that three important phases have helped define the character of this area; a medieval plan form that has resulted in long, thin plots with narrow frontages; the amalgamation of some of these plots in the seventeenth and eighteenth centuries to allow for the construction of higher status dwellings for wealthy merchants and aristocrats away from the noise and smells of the river and city and the later development of the ends of medieval plots for craft enterprises or to form a residential frontage to new streets like Tanners Row which degraded the status of the resultant plots and the wider area. The CAA also highlights that the area's non-conformist, ecclesiastical heritage is of significance although this is of little relevance to the application site. Whilst the medieval origins of the application site are clearly legible, in its long, thin form, and the architectural quality of the principal dwelling contributes to the streetscape, the demolition of the outbuilding facing Toft Green has undermined the contribution that the site makes to the historic interest of the Conservation Area.
- 6.2.6 The map regression below shows the impact of the development of the railway and its station on the previously undeveloped area of land to the west of Toft Green. Le Rouge's plan of 1759, however, (Fig 45) indicates that, despite the absence of the railway, Micklegate and Toft Green were both densely developed by the late eighteenth century.



Copyright Old Maps Online

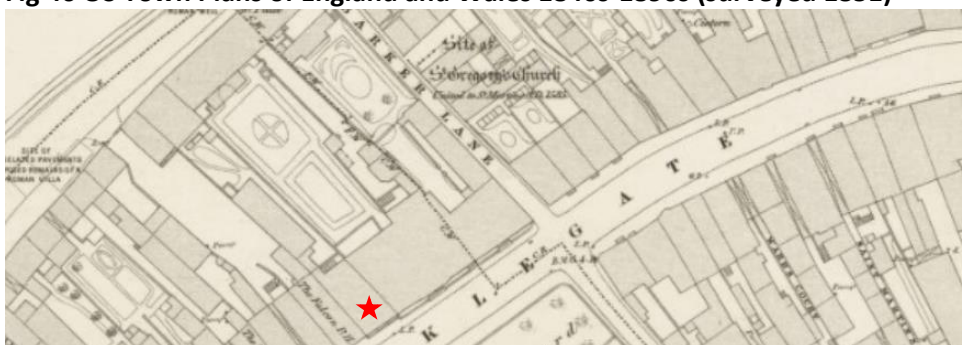
Fig 45 Le Rouge's plan of York c.1759 (Toft Green, Tanners Row & Micklegate circled)

- 6.2.7 This is confirmed in the 1851, 1889 and 1907 OS survey below (Figs 46 to 49). The linear, medieval plots to the rear of the Micklegate have been developed to form Toft Green and Tanner Row which the CAA identifies is one of the three significant phases of development within this character area. The application site (marked by a red star) is easily discernible, as the Falcon Inn, which neighboured the dwelling to the left, is identified either by name or by the letters 'P.H.'. These surveys provide a clear view of the narrow, linear nature of the former burgrave plots and shows how densely developed the rear of No. 92 had become by the nineteenth century. In the 1851 town plan survey, the late eighteenth century, rear extension is shown with its 'L' shaped link. A small enclosure is also shown attached to the north. A separate structure occupies the full width of the rear boundary and has a number of small structures or enclosures to the south (Fig 47). It is possible that this formed either a carriage house or staff accommodation or both. It is flanked on either side by similar structures to the rear of the adjoining plots. An oval shaped arrangement of paths connects the dwelling's rear extension and the outbuilding. A note on the railway which states 'Supposed Site of a Priory Dominican Friars or Friars Preachers' marks the location of Telford's and the later Backhouse nursery. It was the arrival of the railway that prompted the relocation of the Backhouse nursery to Fishergate. This map shows, however, how convenient the location of 92 Micklegate would have been for the Backhouse brothers when the nursery was located on Toft Green.



Copyright Ordnance Survey

Fig 46 OS Town Plans of England and Wales 1840s-1890s (surveyed 1851)



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Fig 47 OS Town Plans of England and Wales 1840s-1890s (surveyed 1851)

6.2.8 The 1889-92 survey at Figure 48 shows the structure occupying the rear boundary incorporated a covered access on its western side (indicated by the attenuated 'x'). A separate structure of square plan is also shown between the boundary structure and the dwelling's rear extension demonstrating that the rear curtilage of the application site was dominated by outbuildings at this time. The 1907 survey shows the increasing industrialisation of the area with the letters 'C.W.' and 'F.W.' on land to the east which had previously been recorded as formal gardens (Fig 49). The letters indicate the presence of chemical works and factory works and are indicative of a decline in status and industrialisation of the area which was associated with the arrival of the railway. There are little changes of note in the 1929 and 1937 OS surveys shown at Figures 50 and 51. At some point during the latter part of the twentieth century, the various outbuildings within the rear yard have been demolished and the rear extension to the dwelling has been replaced, during the 1980s, with a single storey, mono-pitch extension formed from dense, modern bricks. A modern boundary wall has been formed to partially enclose the rear yard, utilising reclaimed bricks, whilst leaving sufficient space for vehicular access.



Fig 48 OS 25-inch England and Wales 1841-1952 (surveyed 1889, published 1892)



Fig 49 OS 25-inch England and Wales 1841-1952 (revised 1907, published 1909)



Fig 50 OS 25-inch England and Wales 1841-1952 (revised 1929, published 1931)



Fig 51 OS 25-inch England and Wales 1841-1952 (revised 1937, published 1941)

- 6.2.9 In describing the ambience of the area, the CAA states that activity in the area is *'as diverse as character'* and describes *'a high-level of activity on Micklegate which extends into the evening'*.
- 6.2.10 The CAA highlights the *'high architectural quality of the character area – especially Micklegate itself- [which] is reflected in the number of listed and locally significant buildings and the notable absence of buildings which detract from its character.'* As a Grade II* listed building with Group Value, located on the primary road in this character area, the application site clearly contributes to the architectural and historic character of the Conservation Area. This is reflected in the fact that the application site is identified as contributing to a dynamic view along Micklegate (Appendix C). The architectural quality of Micklegate and the dynamic views along the street are also identified within the CAA as a *'strength'*. The RCHMR sketch at Figure 52 helps demonstrate the architectural contribution that the application site makes to the character of Micklegate.



Fig 52 RCHME drawing of site and wider streetscape c. 1972

- 6.2.11 In terms of Toft Green, the CAA states that, *'northern and southern sides of Toft Green differ greatly from one another. This is due to the northern side being the site of York's first railway station, much of which was redeveloped with large office blocks in the 1960s. In contrast, the southern side experienced small-scale development which evolved over time to service the station. Consequently, the character area boundary has been placed along the edge of the street. Like building type and age, plot widths and building heights vary greatly across the southern half of Toft Green so there is little cohesive character. The plots are short since the buildings were constructed at the rear end of the Micklegate burgage plots. Parking dominates the street and has replaced almost all pavement on the southern side. Surfaces are a mixture of tarmac, cobbles, concrete and paving slabs.'* Views into the application site from Toft Green are of a car park with modern surfacing which, when in use, is dominated by vehicles. Whilst the gap in the built frontage provides glimpsed, dynamic views towards

the rear elevations of 92 Micklegate and the adjacent listed buildings, it is considered that these views are outweighed by the negative impact of the weak boundary and views of the low-grade car park and modern extension beyond.

6.2.12 The CAA adds that, *'there is a small development opportunity next to the York Brewery, Toft Green. Any new building should respect the existing building line and be no higher than neighbouring rooflines.'* The map at Figure 53 is taken from the CAA and identifies the 'development opportunity' by a blue dashed outline and the photograph at Figure 54 shows this site as seen from Toft Green. If one compares the application site (Fig 55) with the land identified as a 'development opportunity' within the CAA, it is clear that the two sites share very similar characteristics although the application site is considerably wider. While both sites provide brief, glimpsed views towards the rear elevations of historic buildings fronting Micklegate, both sites are, in themselves, visually, low-grade sites, with non-historic boundary treatments. As such both undermine the strength of the streetscape and could accommodate a new structure. It is assumed that the only reason the application site was not identified as a development opportunity when the CAA was produced was because it was in active use as an office car park.



Fig 53 'Opportunity for development' identified in the CAA by a dotted blue outline, application site outlined in solid red line



Fig 54 'Opportunity for development' identified in CAA viewed from Toft Green



Fig 55 Application site: similar in character to the 'development opportunity' in the CAA

6.2.13 The significance of the Conservation Area is clearly derived from a combination of archaeological, architectural, historic and artistic interest. The application site contributes to its archaeological interest, primarily through the plan form of its former medieval burgrave plot. As a late eighteenth-century building associated with the great, Georgian rebuilding of the street, the building contributes to the historic interest of the Conservation Area; a contribution which is augmented by the association of the site with influential, historic people including Robert Fairfax and the Backhouse family. This historic interest has been eroded through the demolition of historic structures within the rear yard and their replacement with a low-grade extension and boundary wall. The architectural detailing of the front elevation and the visual relationship with the flanking, historic buildings, does however contribute to the architectural interest of the Conservation Area. Finally, the application site contributes to the artistic interest of the Conservation Area through its contribution to unplanned but fortuitously attractive views along Micklegate.

6.2.14 There is a clear opportunity for visual enhancements to the rear extension and the yard to enhance the architectural, historic and artistic interest of the Conservation Area thus better revealing its heritage significance.

7 Proposed Development & Impact on Heritage Significance

- 7.1 The proposed work consists of three discrete elements. These include; sensitive works to the principal listed building to facilitate its re-use as a dwelling; the rendering of the unattractive, 1980's extension to the rear and the construction of a new dwelling on previously developed land, to the rear of the site, which fronts onto Toft Green.
- 7.2 Externally, four signs on the front elevation, which advertise the presence of the various office users, will be removed, thus removing visual clutter from the front elevation (Fig 56). The blue plaque which refers to the building's historic association with James and Thomas Backhouse, and helps reveal the heritage significance of the building, will, however, be retained (Fig 8 above). The modern, tarmac finish and municipal bike stands to the rear yard will be replaced with stone flags which will both enhance the setting and better reveal the domestic character of the building (Fig 58) and the missing finial on the cellar gate will be replaced on a like-for-like basis (Fig 57).



Fig 56 Four signs to be removed



Fig 57 Missing finial on rear gate reinstated



Fig 58 Municipal tarmac and bike stands replaced with stone flags

- 7.3 Internally, a plethora of commercial fittings and harmful interventions relating to the current use, ranging from substantial, modern light fittings, surface mounted conduits, commercial grade carpets and low-grade fitted cupboards to commercial toilet facilities will be removed and or reversed in line with the proposed change of use from office to dwelling (e.g.s at Figs 59 to 62). Blocked and missing fireplaces will be re-opened and/ or reinstated. Walls that have been removed, and a doorway that has been blocked, to create open plan offices, will be reinstated to better reveal the original plan form. The change of use proposed and associated works will reinstate the building's original and optimum viable, use and will better reveal its historic plan form and its architectural and historic interest.



Figs 59 & 60 Commercial fittings, lights, signage & furniture to be removed



Fig 61 Harmful works repaired

Figs 62 Later fittings bisecting cornices removed

- 7.4 The modern, external cellar door will be replaced with a more sympathetically detailed door. Steps leading from the cellar to the ground floor, which would have primarily been used by servants, will be re-opened to facilitate their re-use. This will better reveal the plan form of the building and way it functioned, historically, thus better revealing its historic and architectural interest. There is no evidence within the stair treads of any balusters and

therefore a simple, contemporary handrail which reflects the low status of this stair is proposed. Modern fire-glass in the fanlight above the door leading to the rear corridor, which contains visible wires, will be replaced with clear glazing to match the fanlight in the entrance hall thus enhancing the historic interest of the building (Fig 64). The blocked fireplace in the ground-floor rear room will be re-opened and an appropriate fireplace fitted which will also enhance the historic and architectural interest of the building (Fig 65).



Fig 64 Wired glass to gf rear hall fanlight to be replaced with clear glazing to match porch

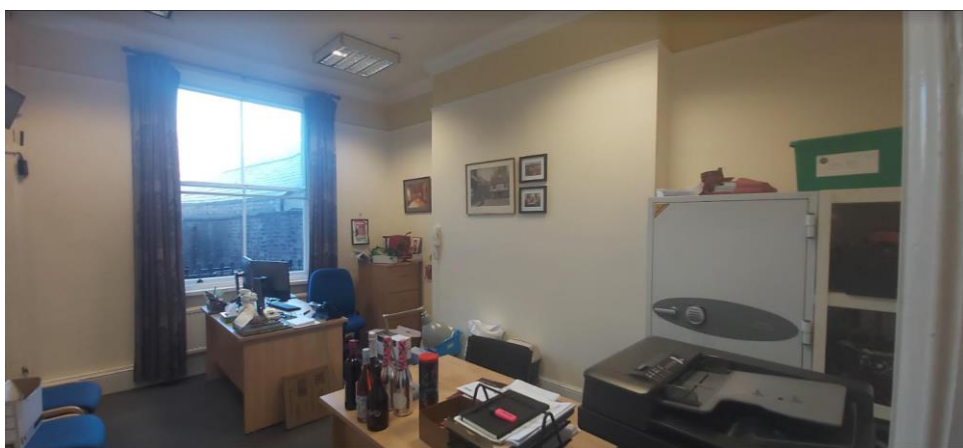


Fig 65 Missing fireplace to ground floor, rear room to be reinstated

- 7.5 At first floor, the modern toilet stalls, surface mounted services and cupboard (Fig 66, 67 and 69) will be removed and opaque glazing in the two windows in this room will be replaced with clear glazing (Fig 68). This will better reveal the historic plan form and character of the building. It is assumed that this room historically contained a fireplace which was possibly removed when the first-floor link was created to the rear range. Careful investigation at strip out stage will determine whether or not it would be appropriate to reinstate a fireplace to this room. The missing fireplace to the rear, right-hand room will be reinstated (Fig 70).



Figs 66 & 67 Modern w.c. stalls and conduit to ff, rear, left room to be removed

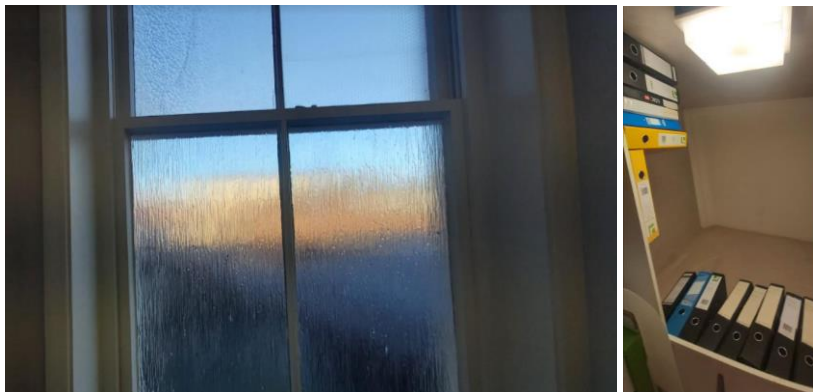


Fig 68 Opaque glass replaced with clear glass

Fig 69 Later cupboard removed



Fig 70 Missing fireplace to first floor, rear room to be reinstated

- 7.6 At second floor the blocked door leading from the landing to the rear, right-hand room will be re-opened to better reveal the original plan form (Fig 71). The missing partition wall which would have originally bisected the rear space, now an open plan office, will be reinstated to re-form two separate rooms. This will make more sense of the two doors leading from the landing and better reveal the original plan form (Fig 72). The blocked fireplaces, historically the only source of heat for these rooms, will be re-opened and appropriate fireplaces fitted to better reveal the historic and architectural interest of the

building (Figs 73 & 74). The new opening between the two front rooms will be infilled which will bring the lobby back into meaningful use and reinstate the original plan form thus better revealing the significance of the building (Fig 75). The two, blocked fireplaces will be re-opened (Figs 76 and 77).



Fig 71 Functioning but blocked doorway to be reinstated

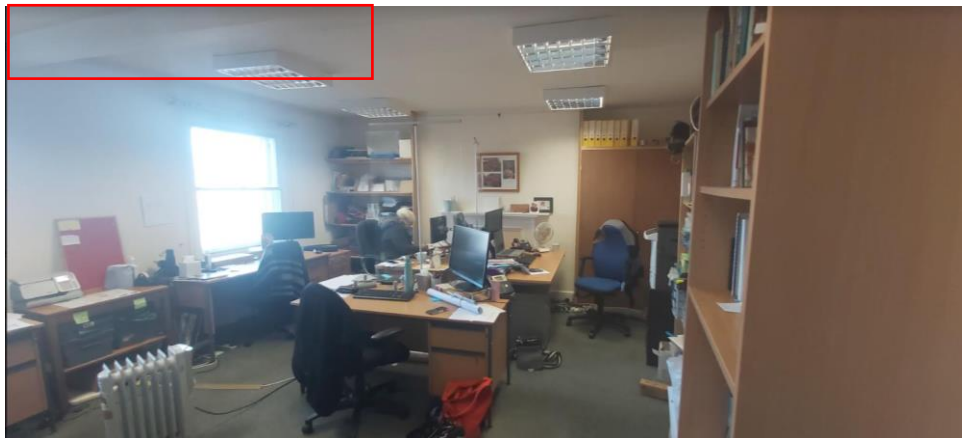


Fig 72 Missing wall to be replaced under down-stand and fireplace reinstated



Fig 73 Fireplaces to sf, rear, right room to be reinstated



Fig 74 Corner fireplace in second floor, rear, left room to be reinstated



Fig 75 Modern opening between sf, front rooms will be infilled & modern lights removed



Figs 76 & 77 Fireplaces to sf, front rooms will be re-opened

- 7.7 The modern, rear extension is constructed of a dense, unattractive brick with square, storm proof windows and municipal, external lighting. This will be covered in render, which is typical of some outbuildings in the area and a more traditional material. This will enhance the setting of the listed building (Fig 78). The removal of the modern brick wall that bisects

the side yard and the attached conduit and the removal of the metal blinds and municipal lighting within the extension will further enhance the building's setting (Figs 79 and 78).



Fig 78 Unattractive rear extension to be rendered and windows and lights replaced



Fig 79 Dense brick wall & conduit to be removed

- 7.8 A new, pavement edge dwelling is proposed to the rear of the site which will replace the historic outbuilding evident in the historic photos and map regression above. This dwelling is of contemporary design but is inspired by what appears to be the historic coach house at Figure 44. It incorporates the outline of a snowdrop thus referencing and better revealing the site's connection with James Backhouse and its associated historic interest. Its height and mass reflect the structures on neighbouring sites and its colouring will reflect and compliment the tones of adjacent brick work (Fig 80). Its construction will infill a modern gap thus adding strength to the streetscape. The ground floor, shared passageway will enable the surface of the brick, boundary wall between the site and 'Fibbers' to remain legible, if indeed the owners of Fibbers retain this wall during redevelopment, whilst the modern design will also reference the contemporary nature of architecture on the northern side of

Toft Green (Figs 81 and 82). The combination of sensitive scale mass and colour scheme and contemporary design and materials is considered to result in a high-quality piece of architecture which will contribute to and enhance the streetscape.



Fig 80 Application site viewed from Toft Green and location of proposed dwelling



Figs 81 & 82 Contemporary design on north side of Toft Green

- 7.9 The proposed, new dwelling will combine with enhancements to the modern, rear extension to further provide a more attractive outlook from the rear windows of 92 Micklegate thus enhancing, albeit it in a minor way, its artistic interest (Fig 83).



Fig 83 View from rear window of modern extension and development on Toft Green

- 7.10 The proposed scheme will remove modern, commercial fabric, reinstate missing architectural features and better reveal the historic floor plan of the listed building thus better revealing its significance. It will also enhance views towards the rear of both the listed building, and the adjacent listed buildings, from within the site, through the visual enhancements to the modern extension and yard. Furthermore, it will enhance the dynamism of the Conservation Area and better reveal its historic interest through the construction of a replacement structure to the rear of the site which makes reference to the Backhouse heritage of the site. It is therefore considered that the proposal will enhance the historic, architectural and artistic interest of the site and therefore the significance of the relevant heritage assets.
- 7.11 The only harm that this report can identify is the obstruction of limited, dynamic views towards the rear elevations of Micklegate House, 92 Micklegate and the Falcon Inn. These views are not designed and contribute little to the significance of these listed buildings. This harm is therefore considered to be at the lowest end of the scale of harm and is justified by the construction of a windfall dwelling on a sustainable, brownfield site. It is also considered to be more than offset by the public benefits identified at paragraph 7.10.

8 Conclusion

- 8.1 Negligible harm to heritage significance is identified within this report at paragraph 7.11 but this harm is considered to be justified by the construction of a windfall dwelling on a sustainable, brownfield site. It is also considered to be more than offset by the range of public benefits identified at paragraph 7.10 and the return of 92 Micklegate to a dwelling which represents its optimum viable use.
- 8.2 Given the above, it is considered that this scheme satisfies legislation and both national and local policy regarding the conservation of heritage assets identified at Section 2. In light of this, the application is politely commended for approval.

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Appendix A: List Descriptions

MICKLEGATE (North side) No 92 and railings attached at front and rear

14/06/54

GV II*

House, with area railings attached to front and rear. c1789, with C19 alteration; renovated 1989. Red brick in Flemish bond on stone plinth, with painted stone dressings and doorcase; modillion and dentil cornice of timber to hipped slate roof with truncated brick stack at rear. Iron railings on low stone plinths at front and rear. EXTERIOR: 3-storey 3-window front. At left end, stone steps with bootscrapers lead to 6-panel door in architrave with moulded cornice hood. All windows are 4-pane sashes with flat arches of gauged brick; those on ground and second floors have painted stone sills, sill band on first floor. Raised first floor band. At right end of cornice, inverted bell-shaped rainwater head with fallpipe on clamps enriched with fleurs-de-lys. Rear: 4-pane sashes in enlarged openings with segmental arches. 3-course raised band of brick at first floor, and brick dentil eaves cornice. INTERIOR: ground floor: moulded dado rail and cornice in entrance hall. Round arch on pilasters with moulded imposts leads to staircase hall. Moulded round arch at foot of staircase leads to rear left room. Cantilevered staircase with slender turned balusters and moulded handrail wreathed at foot around column newel on shaped curtail step, rises from ground to second floor. Front room has dado rail beneath applied plaster wall mouldings, and dentil cornice with coved fluted frieze. First floor: moulded cornice to landing. Front room has fielded panelling and shutters in window reveals; doorcase with fluted frieze, rosette paterae, and moulded cornice; moulded frieze and cornice; fireplace with fluted frieze and dentil cornice shelf. Second floor: dentilled moulded cornice to landing. Original fireplaces survive in all three rooms. SUBSIDIARY FEATURES: railings at front are square section with pointed tips: railings at rear have anthemion tips and standards with urn finials. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 86-88).

MICKLEGATE (North side) Nos. 94 and 96 The Falcon Inn (No.94)

19/08/71

GV II

House and public house, now public house and shop. c1842 with later alteration. Painted brick, with painted stone plinth to No.94; timber cornice with minimal modillions to slate roof, with two brick stacks. EXTERIOR: 3 storeys and attics; 3-window front. No.94 has 6-panel door and divided overlight in plain doorcase with eared architrave and moulded cornice hood on scroll consoles. To right, wide 3-light window beneath plain fascia board. On first floor inserted square bay window with 4-pane centre sash and moulded cornice breaks painted stone sill band. No.96 has shopfront with cornice on carved brackets, replacement plate glass window and glazed door. On first floor two 12-pane sashes with slender glazing bars, each with painted stone sill band and recessed panel below. On second floor, both houses have 12-pane sashes with painted stone sills; unequal 9-pane sashes to

attic. First and second floor windows except inserted bay have cambered heads and flat arches, those on second floor partly masked by prominent cornice on grooved brackets. To right of bay window is a gilded carving of a Falcon, said to survive from a previous inn of the same name on the site. INTERIORS: not inspected. In No.94, traditional dram shop arrangement with through passage and servery said to survive intact. No.96 winder staircase visible through shop window, with open strings, shaped treads, slender turned balusters and moulded handrail wreathed at foot around turned newel. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 88).

Nos.88 AND 90 (Micklegate House), and attached railings and lamp brackets

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GV I

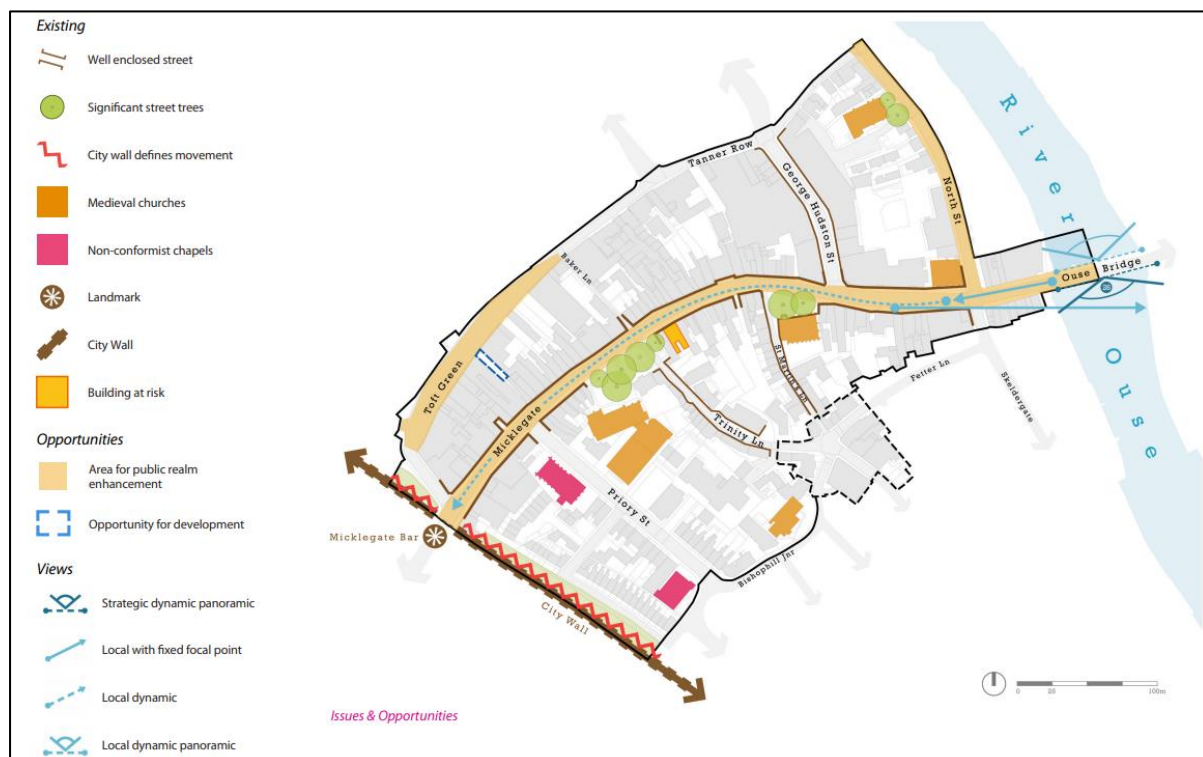
Town house with railings and lamp brackets attached to front. Dated 1752, with C19 and C20 alteration and extension. For Sir John Bouchier of Beningbrough, probably by John Carr. MATERIALS: front of orange-red brick in Flemish bond on stone-faced basement; rusticated quoins and doorcase of painted stone: rear of buff-pink brick with orange-red brick dressings. Dentil eaves band beneath projecting modillion cornice of timber; slate roof with brick stacks. Railings and lamp brackets of wrought-iron on low plinth of moulded stone. EXTERIOR: basement and 3 storeys; 7-bay front, three centre bays pedimented and breaking forward. Pedimented doorcase of detached Corinthian columns in centre has door of 6 raised and fielded panels with radial overhead in rusticated round-arched surround with moulded imposts. At right end is panelled service door with divided overhead. Both doors approached by steps, those to front door shaped and with anthemion pattern bootscrapers. Windows are sashes, of 12 panes on ground and first floors, 6 panes on second floor, all beneath gauged brick arches with stone fasciated keyblocks. Sill bands to ground and first floor windows; raised bands of painted stone to first and second floors. Rear: basement and 3 storeys. Central round-arched radial-glazed staircase window between ground and first floors. Remaining windows are sashes, 12- or 6-paned, with brick arches and stone sills. Raised brick bands to first and second floors. Moulded cornice. Dated rainwater goods, stamped with the initials JMB and the Bouchier crest. INTERIOR: cellars: brick vaulted. In one room, second kitchen fireplace and bread oven survive. Ground floor. Entrance hall: stone-flagged floor; moulded dado rail; carved marble fireplace; plaster panelled ceiling with enriched modillion cornice. Panelled round arch with moulded imposts leads to stairhall at rear. Left front room: dado rail, panelled walls and enriched cornice; marble fireplace with fluted frieze and cornice shelf beneath bolection moulded

overmantel. Eared doorcases, with pulvinated friezes and dentilled cornices. Right front room: fitted cupboards and drawers. Staircase hall: stone-flagged floor. Open string main staircase to first floor has cantilevered stairs with three balusters, alternately turned, fluted and twisted, to each tread, and moulded serpentine handrail, wreathed at foot around turned newel. Matching ramped-up dado panelling. Staircase window is round-headed radial-glazed sash in Ionic arch on fluted pilasters. Secondary staircase to second floor has turned balusters and ramped-up moulded handrail. Left rear room: moulded marble fireplace and firegrate with pulvinated frieze beneath bolection-moulded overmantel. Alcove cupboard with C19 glazed doors to right of fireplace. Painted glass inserts in windows by William Peckett. Right rear room: segment-arched kitchen fireplace. First floor.

Stairwell: enriched modillion cornice. Ceiling of plaster panels enriched with arabesques of leaves and tendrils, and medallions containing busts in relief. Pedimented doorcases on landing are later replacements. Left front room: moulded plaster ceiling, cut by inserted partition wall: central panel of dog and crane in relief, framed in asymmetrical scrolls and foliage, and four corner panels each enclosing a relief moulded head. Left rear room: panelling; fitted drawers. Roof. 4 numbered principal rafter trusses with notched and pegged joints. Cross-gabled roof at rear renewed.

SUBSIDIARY FEATURES: railings are swept up front steps to doorcase with palmette bootscraper at each side. Railings are of square section with barbed spear tips and incorporate scrollwork panels with twisted finials. Doorcase is flanked by elaborate scrolled lamp brackets with rinceaux. (RCHME: City of York: London: 1972-: 85-86).

Appendix B: York Central Historic Core Conservation Area, Character Area 21, Micklegate (Issues and Opportunities)



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