



Heritage Statement
104 Heworth Green
York

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106 Micklegate
York
North Yorkshire
YO1 6JX

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1.0 Summary of Project Details

Project Address: 104 Heworth Green, York
North Yorkshire, YO31 7TQ

Local Authority: City of York

Client: Joanna Crellin

Planning Reference: Householder Planning & Listed Building Consent

Designation Status: Grade II
List Entry: 1257637

Conservation Area: Heworth Green/East Parade Conservation Area



— Proposed site of development

Fig.1: Site Location Plan (NTS)

1.0 Introduction

- 1.1 This Design & Access Statement has been prepared by Mass Architecture on behalf of Joanna Crellin to support a Planning Application to extend a Grade II listed dwelling at 104 Heworth Green, York, which is a semi-detached Victorian property within the Heworth Green/East Parade Conservation Area. The proposed works have been carefully considered to minimise harm to the heritage significance of the listed building.
- 1.2 The proposed scheme consists of a single-storey rear extension to a Grade II listed house and associated internal alterations to bring the property up to contemporary living standards. The extension will provide a new kitchen area with access to the rear garden. On the ground floor of the house a new WC and store will also be created.
- 1.3 Areas affected by the work will be partially refurbished including a full renewal of the heating, lighting and electrics. At first floor level alterations will be made to the accommodation by removing and rebuilding modern partitions. At attic level both dormer rooflights will be rebuilt. Repairs will be carried out to the external fabric of the rear elevations.

2.0 Designation Records

- 2.1 The application site sits within the Heworth Green/East Parade Conservation Area, which was designated by City of York Council in 1975. The site is also within close proximity to a number of designated heritage assets:
- Gates & Railings 104 & 106 Heworth Green, Grade II listed Iron work - List Entry Number 1259202
 - 108 Heworth Green, Grade II listed building - List Entry Number 1257638
 - Heworth Villa, Grade II listed building - List Entry Number 1257641
 - (The Limes), College of Ripon and St John, Grade II listed building - List Entry Number 1257642
 - 98 and 100 Heworth Green, Grade II listed monument - List Entry Number 1257635

3.0 Archaeological Potential

- 3.1 Reference to the City of York Historic Environment Record states that the site does not lay within an Area of Archaeological Importance. A search of the Heritage Gateway yielded no further assets within close proximity to the application site other than these records detailed in Section 2.1.

4.0 Planning History

- 4.1 Reference to City of York Council's planning records detail applications made on the property since 1997. Two of these applications seek consent to fell trees, the remainder are as follows:
- Planning Application 97/00142/FUL | Change of use of existing garages and workshop to form a dwelling - Approved 3rd December 1998
 - Planning Application 98/02024/FUL | Two storey pitched roof detached dwelling to the rear of 104 Heworth Green, York - Approved 4th February 1999
 - Listed Building Consent Application 00/02397/LBC | Internal alterations and erection of first floor pitched roof rear extension - Approved 28th November 2000
 - Planning Application 00/02537/FUL | Erection of first floor pitched roof rear extension - Approved 28th November 2000
 - Planning Application 01/01505/FUL | Conversion of existing coach house to form dwelling with erection of attached pitched roof double garage - Approved 8th August 2001
 - Listed Building Consent 01/01492/LBC | Conversion of existing coach house to form dwelling with erection of attached pitched roof double garage - Approved 12th November 2003
 - Planning Application 23/00057/FUL | Single storey rear extension, repair and enlargement of existing roof dormers, external repairs and demolition of conservatory - Withdrawn 5th June 2023
 - Listed Building Consent 23/00058/LBC | Single storey rear extension, repair and enlargement of existing roof dormers, external repairs, internal alterations and demolition of conservatory. - Withdrawn 5th June 2023

5.0 History & Architectural Description

- 5.1 Number 104 Clifton forms one half of a pair of semi-detached houses on Heworth Green. Heworth is thought to be an Anglo-Saxon settlement although an earlier, post-Roman, settlement is thought to have possibly existed close by. Heworth Green is to the south west of the medieval settlement and was by the mid-1800 part of the York to Scarborough Turnpike Road. But, around Heworth Green Roman cemeteries suggest the potential for an earlier Roman Road from York to Malton.
- 5.2 The 1852 OS map shows the land to the north of Heworth Green Road is separated into relatively large fields. The majority of field boundaries, shown on the 1852 plan, date to an earlier period of enclosure. During the 1830s and 1840s, large villas and townhouses were constructed on the south side of Heworth Green forming an almost continuous line of mixed development from the city to Heworth village along the Turnpike Road. All these houses have front gardens and long back gardens which is suggestive of medieval tofts, although No.104 and 106 sit within what could have been a much larger enclosed field.
- 5.3 According to the Royal Commission For Historic Monuments England, Number 104 and 106 Heworth Green were built in the Georgian Period between 1817 and 1832. They formed a symmetrical building which is marked on the OS map of 1852 as Cupola House. No. 104 was enlarged by the addition of a two storey wing on the west side of the property in the late 19th century and this can be seen on the 1889 OS Map. In addition, during this phase of construction the front and rear elevations of the house were rebuilt to give it a Victorian appearance. Next door, No.106, has been heightened and completely re-fronted, presumably at the same time as No.104.

- 5.4 Whilst a number of records exist for Cupola House, given that both No. 104 and 106 were referred to by this name, it is difficult to be certain of the occupants. What is clear is that both houses were occupied by affluent families with domestic servants. The Census of 1881 is the first to reference as No. 104's new name, The Elms, Heworth Green and it records the property as occupied by John Nelson, a Railway Contractor, his wife Jane and their three young children. The family had four servants, May Morell - Housemaid, Rebecca Townsend - Cook, Jane Wear - Nurse and Thomas Graham - Groom. It is conceivable, given John Nelson's affluence, that he instigated the late 19th century phase of building that enlarged No.104
- 5.5 By 1884 the Nelson family had left no. 104. Yorkshire Gazette on Monday 15 September 1884 contains an advert posted by a Dr. Tippets which read "On the 9th inst., in Stockton Lane, Heworth, TWO BLACK MACKINTOSH CAPES - Anyone returning the same to Dr Tippets The Elms, Heworth Green, will be suitably rewarded". The British Medical Directory of this period notes only two Dr.Tippets, one based in London and the other a Brigade Surgeon who served with 5th (Northumberland Fusiliers) Regiment of Foot during the second Anglo-Afghan war in 1880. Dr Tippets may have only been a lodger as only two years later on Saturday 11 December 1886 the York Herald records the death of France Hodgson aged 75 the wife of the late John Hodgson.
- 5.6 Three years after Frances Hodgson's death in 1889, the house is occupied by William Johnson, his wife and family. William was the headmaster of Elmfield College a Primitive Methodist college on the outskirts of Heworth and opened in 1864 in Elmfield House which was built in 1832, he remained headmaster until 1891. In 1889 he was announced in the York Herald on Saturday 26, as the nominee for election to the Corporation of York as a representative of the Monk Ward. From June 1890 to May 1891 William placed a series of adds in the York Herald, one from 12th August 1890 sought a 'THOROUGHLY GOOD GENERAL SERVANT Wanted accustomed to children. Another servant kept.— Apply The Elms, Heworth Green. York'. This indicates that the family sought to employ at least two domestic servants at the house.
- 5.7 Domestic servants were still employed in the house around 1900 but this had changed by 1911 when the house was owned by George Pulleyn, an employed gardener and his wife Dorothy. Prior to the second world war the house was occupied for over a decade by Fredrick Laughton and his family. Fredrick was Secretary of the Wheat Committee for the Leeds Area and was responsible for issuing Wheat certificates to Corn Merchants and Millers. As noted, Yorkshire Post and Leeds Intelligencer on Monday 15 October 1934, in an announcement to mark his Golden Wedding Anniversary a prominent 'Freemason, the Provincial Grand Secretary for the North and East Ridings of Yorkshire, and a Past Grand Deacon of England, and Past Provincial Grand Warden the North and East Ridings of Yorkshire'. In addition, Fredrick was an early member, potentially a founding member of the Friends of York Minster in 1928.
- 5.8 Externally, facing on to Heworth Green, No. 104 is two storeys and four bays. The facade is red brick laid in Flemish bond, blue brick banding frames the sill and heads of the windows at ground and first floor level. The windows are four pane sashes that have rubbed brick flat arches and at eaves level there is brick corbelling supporting the gutter. The front entrance door four panels, the upper two with rounded heads, and has an overlight and architrave. It is set within Greek Doric columns and a triglyph frieze, this feature is probably original to the house but reset on the front elevation during the development of the house in the late 19th century when the west wing was added. The house was originally entered from the side, as shown on the 1852 OS map, the front door leading to an entrance hall, containing a staircase, behind the front room. Two further rooms lay behind the hall on the south side of the house.
- 5.9 To the west side the red brick, blue banding and brick corbelling is continued around. At first floor level there is a two-pane sash with a brick flat arch. To the rear red brick and other features of the west wing stop at the junction of the wall with the rear wing, which is rendered. This junction clearly delineates the mid 18th and late 18th century phases of construction of the house. At ground level on the invert of the 'L' formed by the two wings of the house is a modern conservatory, directly adjacent to this is the kitchen window. This window does not match the size or configuration of any other aperture of the house and may be a modern alteration, possibly carried out in early 21st century phase of development under applications 00/02397/LBC and 00/02537/FUL . This latest phase of change included infilling a courtyard area between Nos. 104 and 106 to create a utility room at ground floor and a bathroom at first floor. During this work the south elevation to the kitchen has been altered to create two new windows. Overall the rear wing has a less attractive appearance to later 19th century alterations, having been rendered any original feature has either been lost or hidden.
- 5.10 On entering No. 104 the hallway provides access to a large reception on the west side, which in turn has access to the rear garden. At the end of the hall, turning east into the original early 19th century house, is the main staircase to the first floor, and at the front access to another large reception, whilst to the rear is a smaller room used for dining. The kitchen is behind and accessed through the dining room. On the east side of the kitchen is a door through to the modern utility room and WC. Opposite the back of the house is a range of outbuildings which include a late 19th century Coach House and a 20th Century car garage. The Coach House was converted to a dwelling sometime between 2001 -2003.
- 5.11 At first floor level on reaching the top of the staircase access can be gained to two bedrooms set either side of the hallway. At the west end of the hallway is a dressing room and a further bedroom which has been subdivided by modern partitions to create an en-suite, office and WC. Unusually, the rear wing of the original house is reached via a second short staircase set off the half-landing of the main stairs, this gives access to a rear bedroom and bathroom that is part of the 2000 extension.
- 5.12 Access to the attic level is from a modern staircase located in the hall of the rear wing. This leads up to a small landing area enclosed by a low level modern partition. The landing has a dormer window and the current occupants use this area as a home office. At the north end of the attic level are two rooms used as bedrooms, with the rear bedroom accessed

through the front bedroom. The partitions of these rooms enclose roof trusses and it is likely they provided servants quarters. To the rear a third roof truss has also been plastered over to form a partition, although the store behind it seems to have been created by the addition of a modern door; it may well have originally been redundant roof space. To the very end of the attic is a bathroom created by modern infill development, this room is provided with a dormer window.

6.0 Relationship to Context & Setting

- 6.1 No. 104 Heworth Green lies within the Heworth Green/East Parade Conservation Area originally designated in 1975. Its boundary extends to Heworth Green to the north, Heworth Village to the east, Foss Islands railway branch to the west, and the southern boundary is provided by inter-war housing off East Parade. The Character Area Statement produced in 2013 states ‘Heworth Road, East Parade, Heworth and Heworth Green have a collective small village scale with a natural centre at the junction between East Parade, Heworth Road and Melrosegate, dominated by the Holy Trinity Church’. It notes that Heworth Green has the most architecturally significant houses and villas in the area. In the locality of No.104 there are five Grade II listed properties, these are set well back from the roadside with long back gardens.
- 6.2 The City of York 2013 Conservation Area statement describes Clifton as ‘predominately characterised by late Georgian townhouses, Victorian villas and Victorian terraces’ with the architecture being predominately ‘three-four storey townhouses along the main roadside. *This building typology, the streetscape components and tree lined streets create a character to the Conservation Area that gives it a ‘rural village ambiance’, with ‘its fine architecture and views of views of the minster on the approach to York’ that ‘also contribute to the aesthetic significance of the area’*
- 6.3 The Conservation Area statement notes that ‘Heworth Village and Heworth Green area predominantly contain 19th century development with 20th century areas of re-development’ with ‘The predominant housing style is large three to four storey townhouses and two to three storey villas in differing aesthetically pleasing styles along Heworth Green’. The statement also describes the significance of the housing on Heworth Green as representative of 19th century ribbon development of middle to upper class housing along arterial roads leading from the city into the surrounding rural areas. Also significant is that around 80%, of the historic boundaries shown on the 1852 Ordnance Survey plan remain readable in the early 21st century urban landscape. Many of these boundaries represent Medieval Tofts.
- 6.4 In regard to new development the Conservation Area statement recommends that any extensions should integrate into the character of the area and that development provides an opportunity to enhance the public realm. It further notes that the ‘Removal of original streetscape features over time has had a negative impact on the character of the area – further loss of these features should be avoided where possible’. A key recommendation is that ‘Wherever possible and practical, it is strongly recommended that inherited historic landscape grain evidenced through post-medieval and 19th century former field boundaries should be enhanced and conserved. These play a key role in explaining the historic development of the area’.

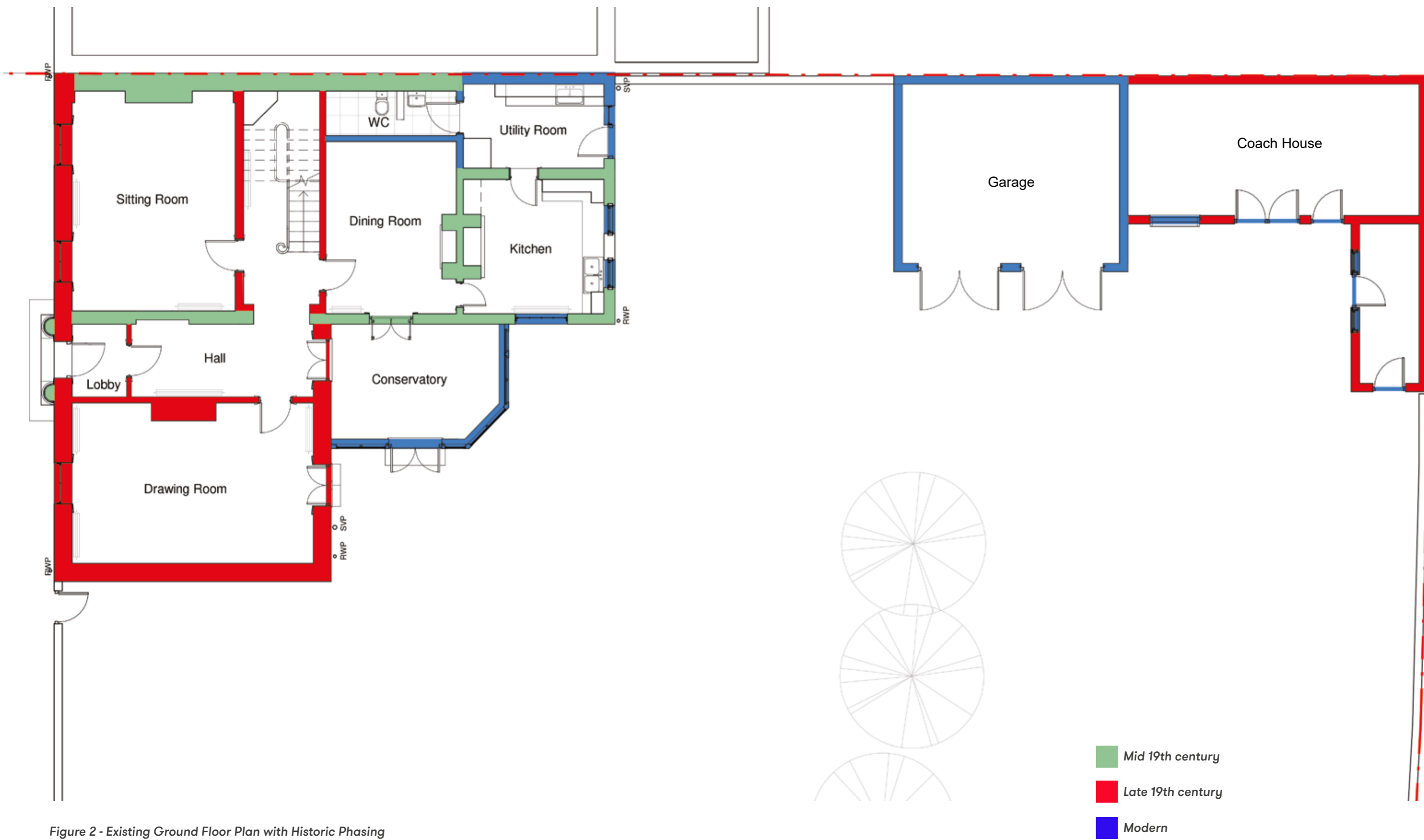


Figure 2 - Existing Ground Floor Plan with Historic Phasing

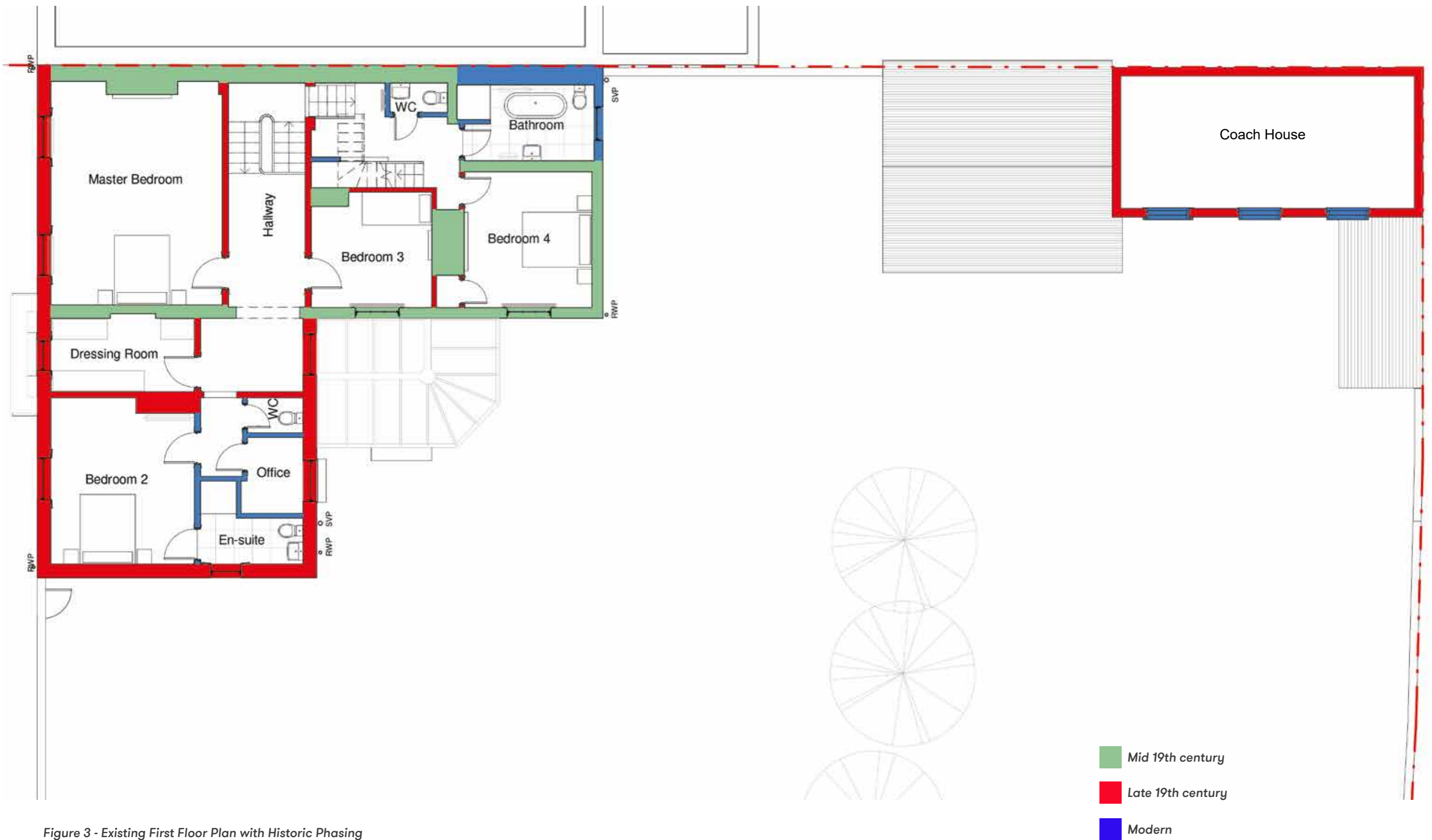


Figure 3 - Existing First Floor Plan with Historic Phasing

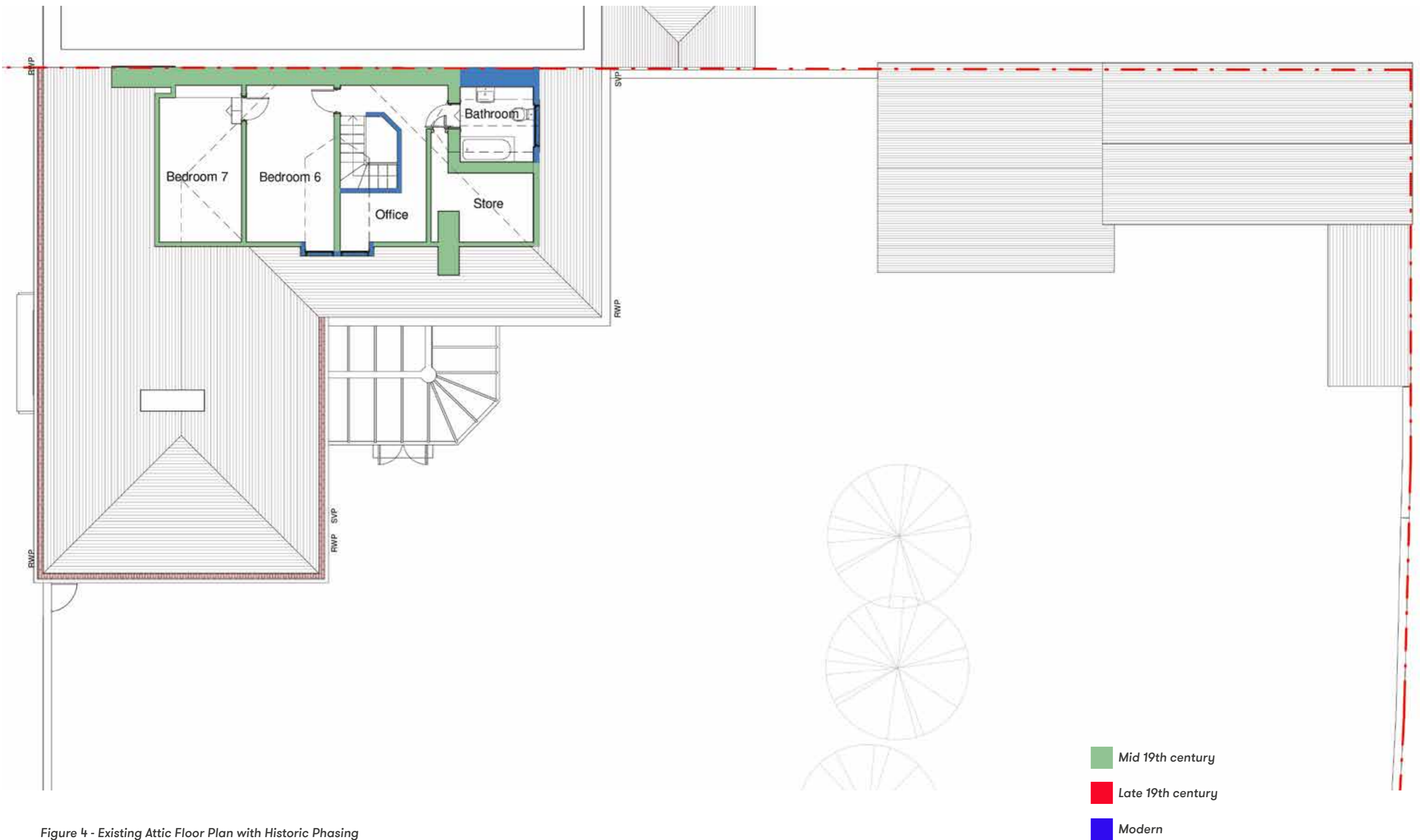


Figure 4 - Existing Attic Floor Plan with Historic Phasing

7.0 Assessment of Significance

7.1 Most historic sites or buildings are significant for a range of reasons, and it is important to understand all of its value in order that informed, balanced decisions can be made. Based on English Heritage’s (now Historic England) - ‘Conservation Principles, Policy and Practice for the Sustainable Management of the Historic Environment’, guidance document, an assessment of Significance has been made using the following criteria;

| | |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Evidential Value | The potential of a place to yield evidence about past human activity. |
| Historical Value | The associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present. |
| Aesthetic Value: | The ways in which people draw sensory and intellectual stimulation from a heritage asset or place. |
| Communal Value | The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory |

7.2 The significance of each value can be rated as:

| | |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High | A feature, space or building that has exceptional cultural value of regional or national importance and is inextricably linked to the historic value of the site, its understanding and unique architectural character and appearance. Large scale change should be a measure of last resort. |
| High | A feature, space or building that has high cultural value and forms an essential part of the historic value of the site and its understanding. It greatly contributes towards its unique architectural character and appearance. Large scale alteration, removal or demolition should be strongly resisted. |
| Medium | A feature, space or building that has some cultural importance that aids to define the character, understanding and appearance of the site. Efforts should be made to retain features of this level if possible. A low degree of flexibility exists only suitably justified alteration is possible. |
| Low | A feature, space or building that has minor cultural importance but contributes to the character or appearance of the site. A greater degree of change is possible, but this value does not necessarily mean a feature is expendable. |
| Neutral | A feature, space or building that has little or no cultural value and neither contributes to nor detracts from the character or appearance of the site. Considerable alteration or change is likely to be possible |
| Intrusive | A feature, space or building that is harmful and detracts from the values of the site and its special character and appearance. Removal will enhance the significance of the heritage asset. |

Evidential Value - Medium

7.3 No. 104 Heworth Green has medium evidential value as an example of late 19th Century Victorian House. Many original features survive including windows, fireplaces, staircases, floor tiling, timber screens, cornicing, architraves and skirting throughout the property. Some features from the original phase of construction also survive adding another layer of interest. These physical remains, in conjunction with documentary evidence, provide an detailed information for the interpretation of the development phases of the house. Also of evidential value is the scale of the plot and surviving boundaries upon which the house stands, which evidence the Medieval Tofts and land use around Heworth.

Historical Value - Medium

7.4 The house provides little unique evidence about the past but does illustrate the changing requirements, tastes and affluence of its owners particularly the late 19th century phase of development. Elements of the social hierarchy of 19th Century Victorian society and separation of domestic functions can be understood from the plan layout, particularly the servants staircase to the rear. The property also has historical value as an example of the affluent residential buildings constructed on a principal route outside of York that illustrate the growth of York and Heworth during the Victorian period.

Aesthetic Value - Medium

7.5 Overall the building has medium aesthetic value as a quality Victorian residence. The front elevation is especially elegant with strong architectural symmetry, despite the impact of additional storey added to No.106, which in addition to the re-fronting of No.104, makes the two properties unreadable as single original development. The front elevation, arguably has High Aesthetic Value and makes an attractive contribution to the Conservation Area, as noted in the Conservation Area Character Appraisal.

Communal Value - Low

7.6 Private domestic properties arguably have little Communal Value. However, 104 Heworth Green contributes to the character of an important and interesting part of the Heworth/East Parade Conservation Area.

Overall - Medium

7.7 The property is a substantial Victorian property developed from an earlier Georgian House, It retains many original features and has clear phases of development, some separation of functions of domestic life and their social hierarchy are still evident. The site has some historic and architectural interest particularly in relation to its a scale and boundaries which illustrate land use and subdivision around Heworth.

8.0 Impact on Significance

8.1 The key alterations to the property can be summarised as follows (refer to drawings A381/110 and 111 for full details):

- **Removal of an area of external walls and two windows;** Removal of 19/21st century wall and windows to create kitchen extension
- **Construct rear extension;** New single storey extension that provides kitchen/utility and cloak room area at ground level
- **Existing roof dormers re-built;** Rebuilding of existing 20th century roof level dormers and replacement of dormer windows
- **Removal of existing kitchen;** Removal of 20th century kitchen in the rear reception
- **Removal of existing first floor ensuite and WC, including the demolition of partition walls;** Removal of 21st century ensuite and WC on the first floor
- **Introduction of new internal partition walls;** Insert new partition wall to create WC and Store on ground floor, and the office and bedroom on the first floor
- **Installation of new services including drainage;** Associated with the new extension an altered floor plan/room function
- **Internal redecoration;** All walls and ceilings in existing property to be cleaned down and redecorated in mineral paint in a heritage colour, in areas adjacent altered to facilitate the extension on the ground floor
- **Development within a Conservation Area;** New single storey extension built within Conservation Area.

8.2 The National Planning Policy Framework (NPPF) Sections 194 and 195, require consideration as to whether proposals for the development of heritage assets preserve or enhance the character, appearance and special interest of the asset and that an assessment is made of the impact of the development to ensure that it avoids substantial harm to the heritage asset. To evaluate the impact of the proposals, the impact is assessed against the table overleaf, taken from ‘BS 7913:2013 Guide to the Conservation of historic buildings’ the magnitude of impact is assessed in relation to the significance value of the historic building.

| | | | | | | |
|---------------------|------------|------------|--------------------|---------------------|---------------------|---------------------|
| VALUE | Very High | Neutral | Slight | Moderate/ Large | Large/very Large | Very Large |
| | High | Neutral | Slight | Slight/ Moderate | Moderate/ Large | Large/very Large |
| | Medium | Neutral | Neutral/ Slight | Slight | Moderate | Moderate/ Large |
| | Low | Neutral | Neutral/ Slight | Neutral/ Slight | Slight | Slight/ Moderate |
| | Negligible | Neutral | Neutral | Neutral/ Slight | Neutral/ Slight | Slight |
| | No change | Negligible | Minor | Moderate | Major | |
| MAGNITUDE OF IMPACT | | | | | | |

| Proposed Intervention | | | | |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Removal of an area of external walls and two windows plus insertion of new French doors | Construct rear extension | Existing roof dormer re-built with one dormer enlarged | Removal of existing kitchen |
| Heritage Value of Impacted Element (Significance) | Negligible - Low The area affect has been substantially altered (see figure 9) by modern alterations to the extent that the original elevation and plan form is not legible. The proposed extension would include the loss of some historic fabric and the loss of two modern windows. | Negligible The proposed extension impacts on the architectural interest of the south elevation, although this does not have a high aesthetic value following modern alteration. It will also result in the loss of some historic fabric. | Negligible - Low The dormer windows are a 20th century addition to the roof of the dwelling. No historic fabric will be lost. | Negligible The kitchen worktop, fittings and units are a late 20th century addition. |
| Magnitude of Impact | Minor The proposal will change the layout to the original plan form of the property but this will remain legible in regard to social hierarchy and functions within a Victorian domestic dwelling. Proposed high quality new extension will not have a impact on the site's special interest. | Negligible The proposal will change the layout the original plan form of the property but this will remain legible in regard to social hierarchy and functions within a Victorian domestic dwelling. Proposed high quality new extension will not have a impact on the site's special interest. | Minor The proposed works will not significantly impact special interest of the heritage asset or the character of the Conservation Area. | Negligible Proposed works will not impact special interest of the heritage asset, require the removal of any historic feature or the character of the Conservation Area. |
| Impact of Change | Slight/ Neutral | Neutral | Slight | Neutral |
| Mitigation Measures | The proposed extension is of a scale and massing to ensure it is subservient to the host building. The design and materials will ensure it is readable as a separate phase of development of the site. The extension will not impact on the Character of the Conservation Area. | The proposed extension is of a scale and massing to ensure it is subservient to the host building. The design and materials will ensure it is readable as a separate phase of development of the site. The extension will not impact on the Character of the Conservation Area. | This proposal represents less than substantial harm. | None required. |
| Justification | This will allow the property to remain a high end residential dwelling, ensuring its long-term conservation. This proposal represents less than substantial harm. | The extension provides greater flexibility for the residential layout and ensures re-use of a heritage asset maintaining it in its optimum viable use. This proposal represents less than substantial harm. | The rebuilt dormers ensure the property remains watertight and in good repair. | Proposed alteration provides greater flexibility for the residential layout and ensures re-use of a heritage asset maintaining it in its optimum viable use. This proposal represents less than substantial harm. |

| Proposed Intervention | | | | | |
|----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Removal of existing first floor ensuite and WC, including the demolition of partition walls | Introduction of new internal partition walls | Installation of new services including drainage | Internal redecoration | Development within a Conservation Area |
| Heritage Value of Impacted Element (Significance) | Negligible The removed elements are a modern alterations and addition. | Negligible Areas altered are modernised areas of the house where change has already been carried out to the the floor plan layout | Negligible At ground floor the kitchen, utility room and WC are late 20th century additions. At first floor the en-suite and WC are 20th century additions. The associated services are also 20th century. New services will re-use existing service runs and will not require the loss of historic fabric. | Medium Many original features survive including windows, fireplaces, timber screens, cornicing, architraves and skirting throughout the property. | High The extension impacts historic interest of the boundaries which illustrate land use and subdivision around Heworth Conservation Area. |
| Magnitude of Impact | No Change The proposal will remove late 20th century fittings, and partitions that were a change to the floor layout the original plan form of the property and not harm evidential value. | Negligible Proposed works will not impact on the legibility of the original or late 19th century floor plan layout. and will not affect the special interest of the heritage asset. | Negligible The new services will re-use existing service runs and will not require the loss of historic fabric. | Minor The proposed works will not remove any feature of architectural interest. | No Change The proposed extension will not alter the historic land division or its legibility or lead to the loss of any streetscape feature. |
| Impact of Change | Neutral | Neutral | Neutral | Neutral | Neutral |
| Mitigation Measures | None required. | None required. | None required. | The proposed extension has been located to minimise removal of original fabric and alteration to the original floor plan. | None required. |
| Justification | This will allow the property to remain a high end residential dwelling, ensuring its long-term conservation. This proposal represents less than substantial harm. | This will allow the property to remain a high end residential dwelling, ensuring its long-term conservation. This proposal represents less than substantial harm. | This will allow the property to remain a high end residential dwelling, ensuring its long-term conservation. This proposal represents less than substantial harm. | This provides greater flexibility for the residential layout and ensures continued use of the heritage asset as a high end residential dwelling, which is its optimum viable use. This proposal represents less than substantial harm. | The proposed extension has been located to minimise removal of original fabric and alteration to the original floor plan. The extension will not impact on the Character of the Conservation Area. |

9.0 Conclusion

- 9.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2021. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 9.2 Section 197 of the NPPF states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed use is consistent with maintaining the building in a viable use and their long-term conservation as heritage assets.
- 9.3 Section 199 of the NPPF requires 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The proposed alterations outlined within this statement, demonstrate that the development proposals will cause negligible harm to the heritage asset but are necessary to maintain it in viable use, consistent with its future use and protection.
- 9.4 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 (Para. 200). Please refer to the Section 8 of this report Impact on Significance, which demonstrates there is less than substantial harm.
- 9.5 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 201). Please refer to the Section 8 of this report Impact on Significance, this demonstrates there is less than substantial harm.
- 9.6 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 (Para. 202). We believe that the proposals represent less than significant harm to the heritage values of 104 Heworth Green.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1257637
Date first listed: 19-Aug-1971
Statutory Address 1: 104, HEWORTH GREEN

District: York (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SE 61511 52745
Details: SE6152NE HEWORTH GREEN, Heworth 1112-1/11/1228 (South side) 19/08/71 No.104

GV II

House. c1840, altered and re-fronted later C19. Red brick in Flemish bond with blue brick banding. Slate roof, hipped at right. EXTERIOR: 2 storeys and 4 bays. The windows are sashed with rubbed brick flat arches. The door has 4 panels, the upper 2 with rounded heads, and has an overlight and architrave. It is set within a doorcase with engaged Greek Doric columns and a triglyph frieze. The facade has corbelled brick eaves. Ridge chimney between 3rd and 4th bays. INTERIOR: not inspected. (An Inventory of the Historical Monuments of the City of York: RCHME: Outside the City Walls East of the Ouse: HMSO: 1975-: 79).

Listing NGR: SE6151152745

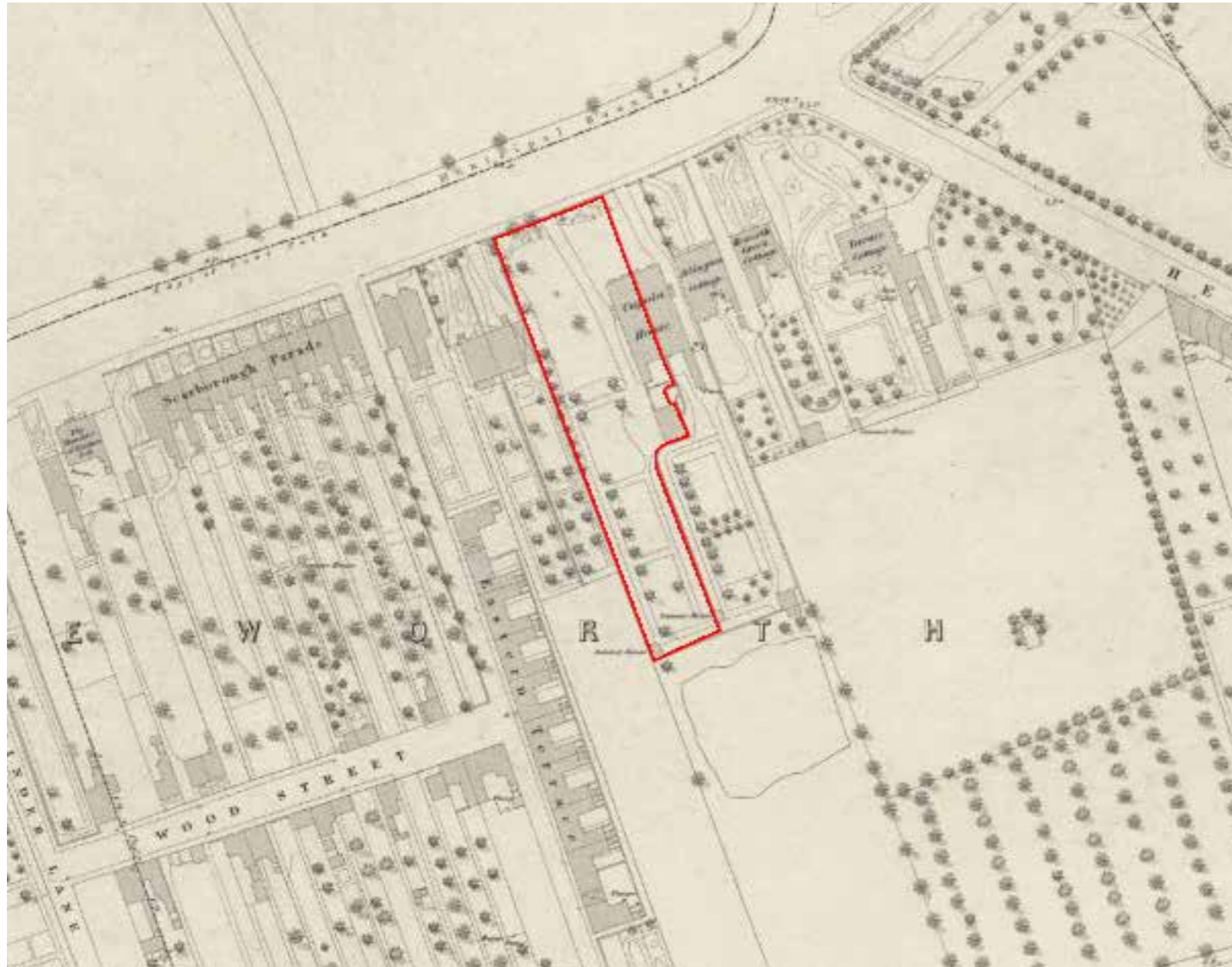


Figure 5 - Ordnance Survey Map 1852.

No. 104 Heworth is outlined in red. The original plan form is shown from the 1817 and 1832 phase of construction forming a semi-detached property with No.106 where both properties were very similar in layout. The side entrances to both properties are clearly shown and both houses are referred to as Cupola House.



Figure 6 - Ordnance Survey Map 1889.

This map shows the new west wing and potentially three outbuildings, plus a glass house. The entrance to the house has been moved to the front to face Heworth Green and the property has been renamed The Elms.

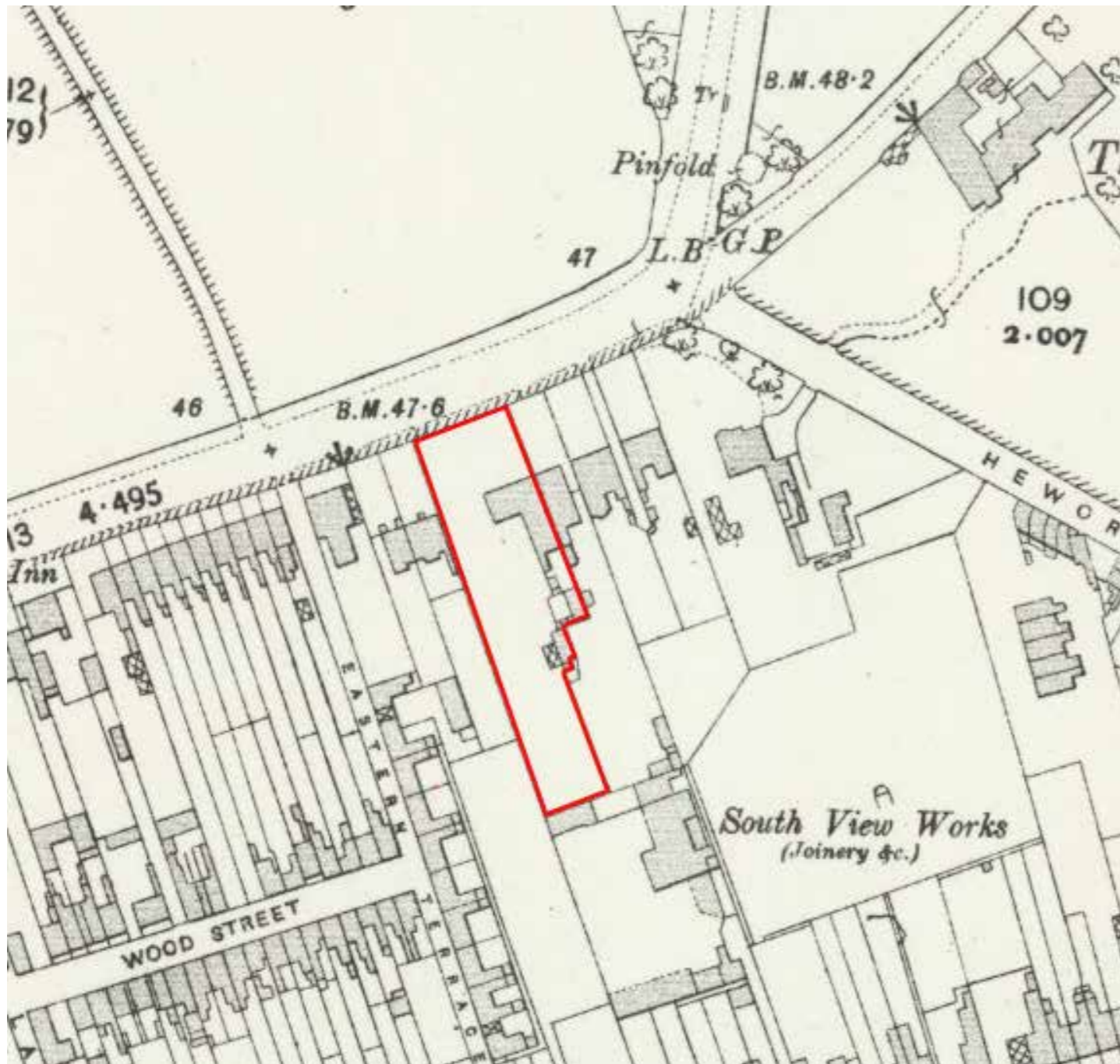


Figure 7 - Ordnance Survey Map 1907.

The three out buildings and glass house still remain. The area to the north of Heworth Green is still open farm land.

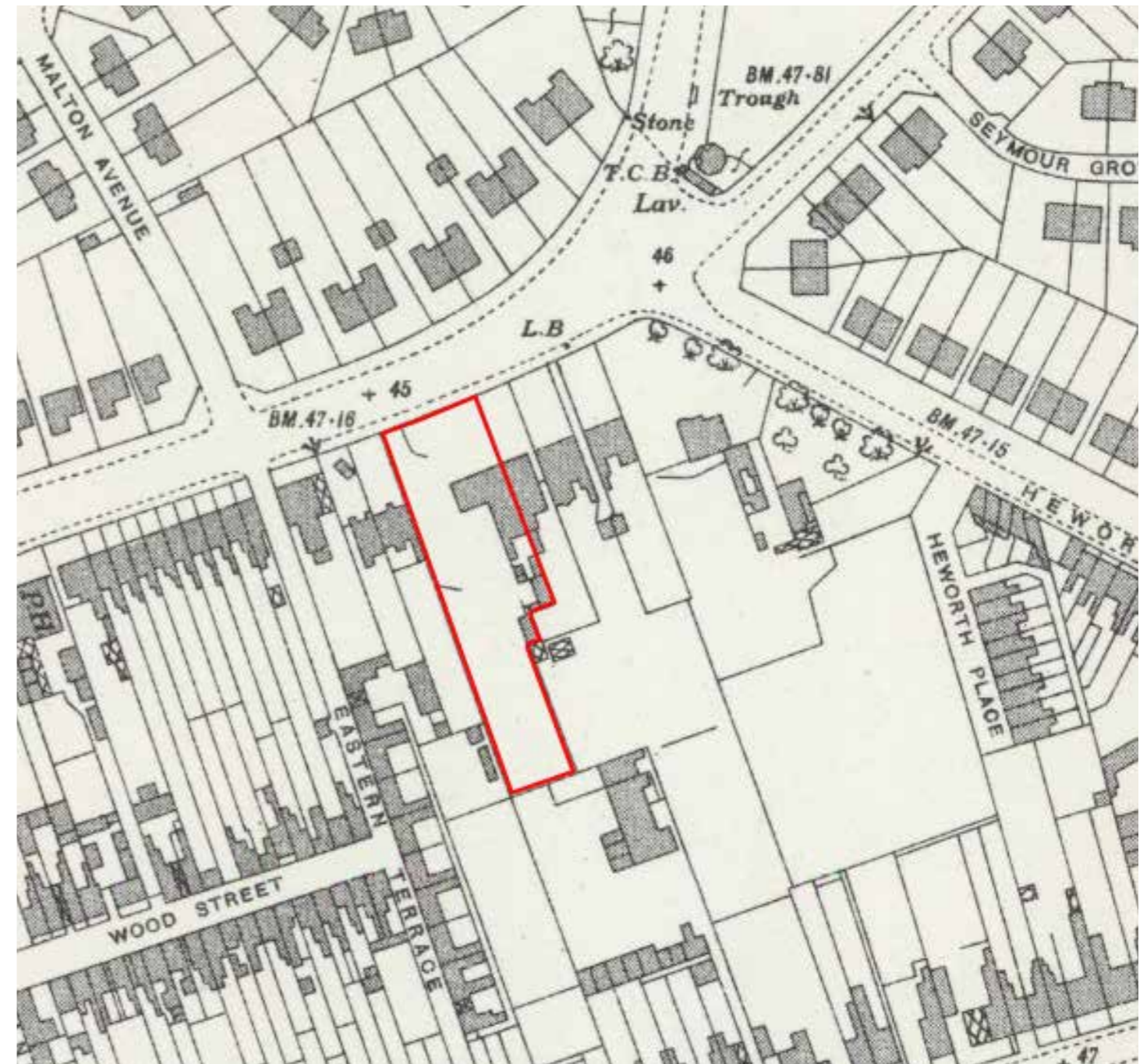


Figure 8 - Ordnance Survey Map 1937.

The three outbuildings are still evident prior to World War II. The area to the north of Heworth Green was developed in the 1930's to provide new housing.

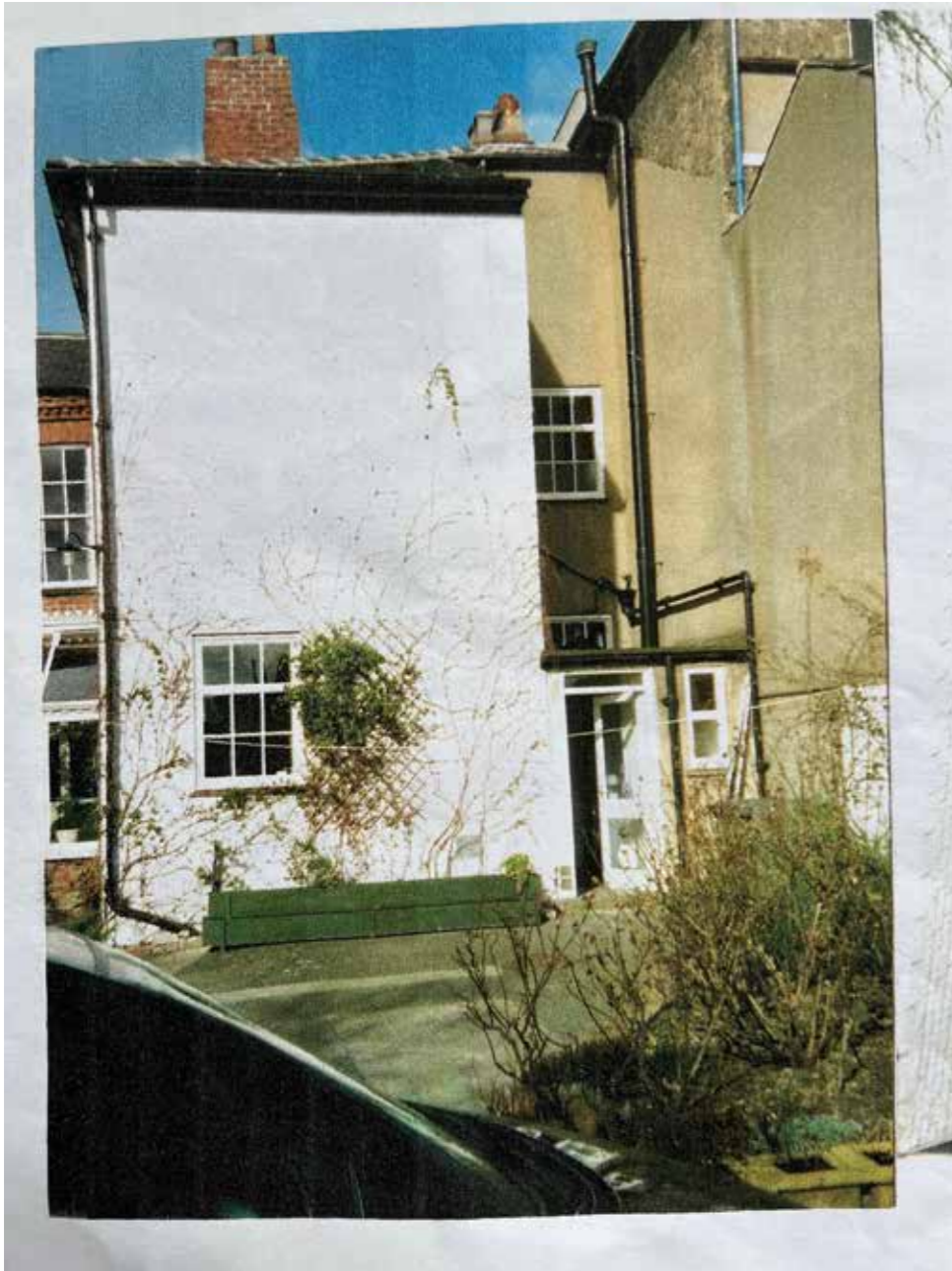


Figure 9 - Photograph of the rear elevation showing the original kitchen window and back door, prior to the 2003 alterations.

Figure 10 - Map of the Conservation Area from the City of York 2013 Heworth/East Parade Conservation Area Character Appraisal.

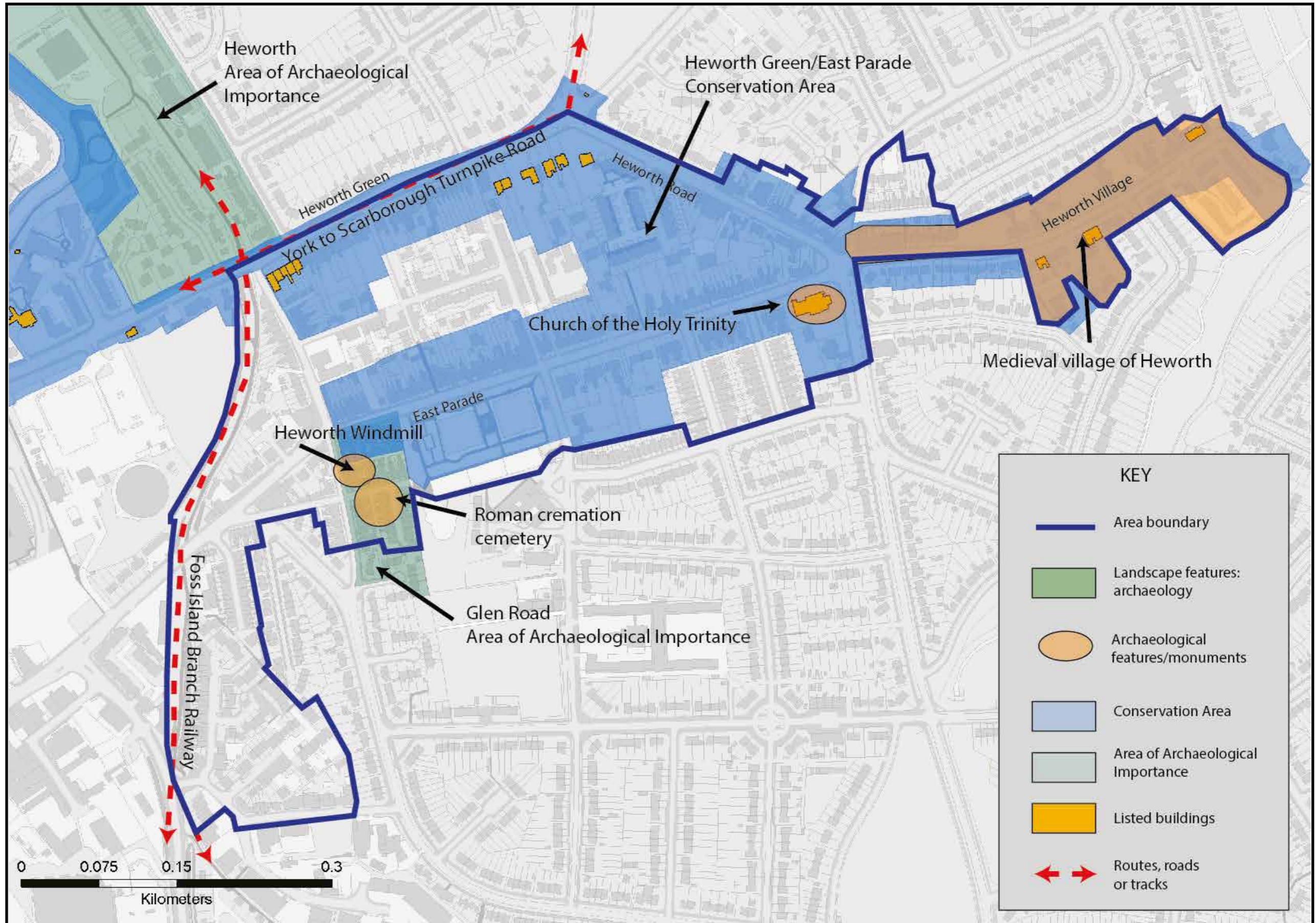


Figure 11 - Map of the Surviving Boundaries from the 1852 OS Map from the City of York 2013 Heworth/ East Parade Conservation Area Character Appraisal.

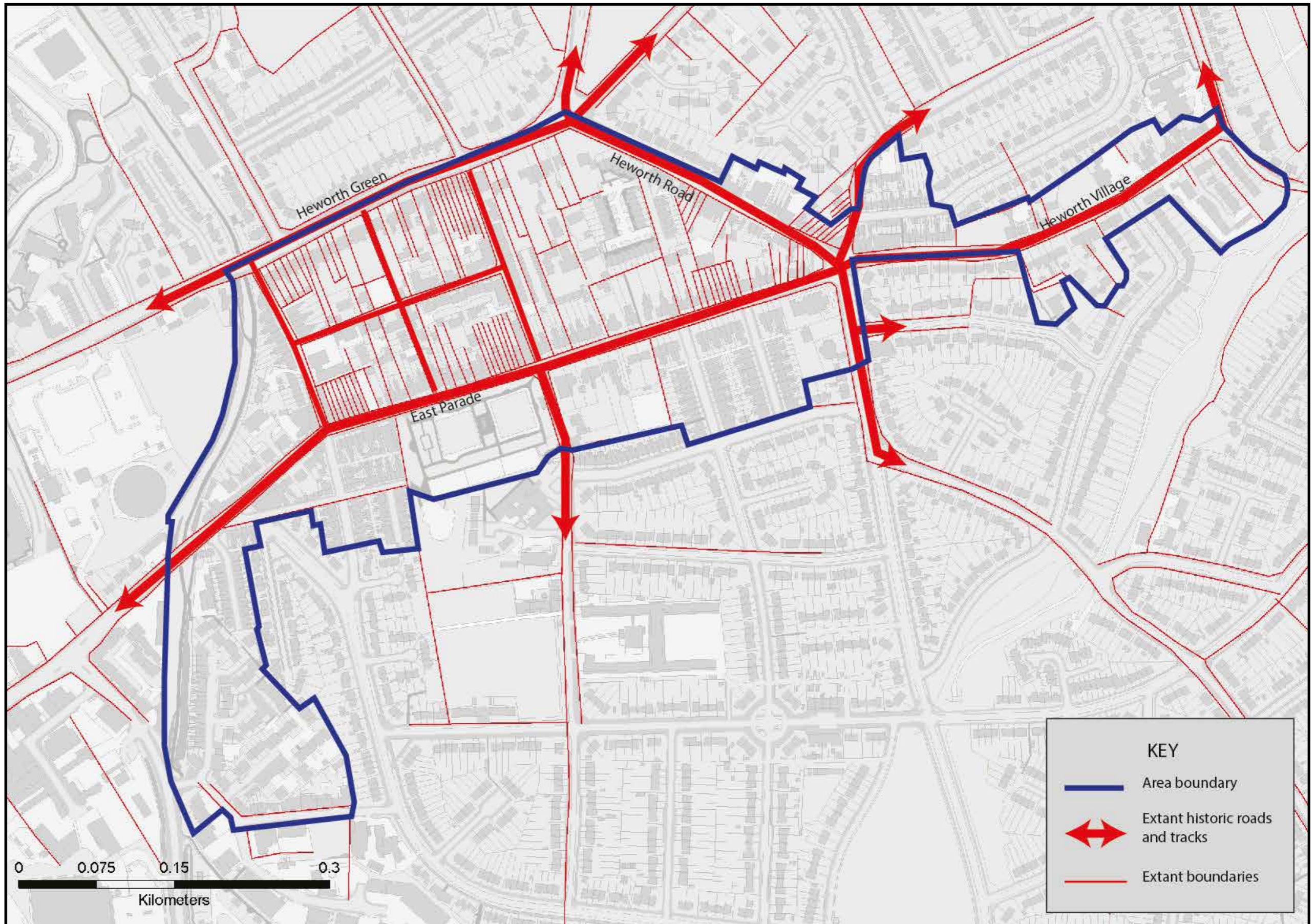




Figure 12 - Front elevation from Heworth Green



Figure 14 - Modern conservatory to be demolished



Figure 16 - Current rear elevation of rear wing



Figure 13 - Rear elevation showing west and rear wings



Figure 15 - Courtyard area between house and garage



Figure 17 - View of garage



Figure 19 - Entrance hallway



Figure 21 - Drawing room



Figure 18 - View of coach house



Figure 20 - Main staircase



Figure 22 - Sitting room



Figure 23 - Dining room



Figure 25 - Kitchen



Figure 27 - Utility room



Figure 24 - Dining room



Figure 26 - Kitchen



Figure 28 - Utility room



Figure 29 - View to ground ground from half landing



Figure 30 - View to first floor from half landing



Figure 31 - Master Bedroom



Figure 32 - Master Bedroom



Figure 33 - Dressing Room



Figure 34 - Dressing Room



Figure 35 - Bedroom 2



Figure 37 - Ensuite



Figure 39 - Stairs from half landing up rear rooms



Figure 36 - Bedroom 2

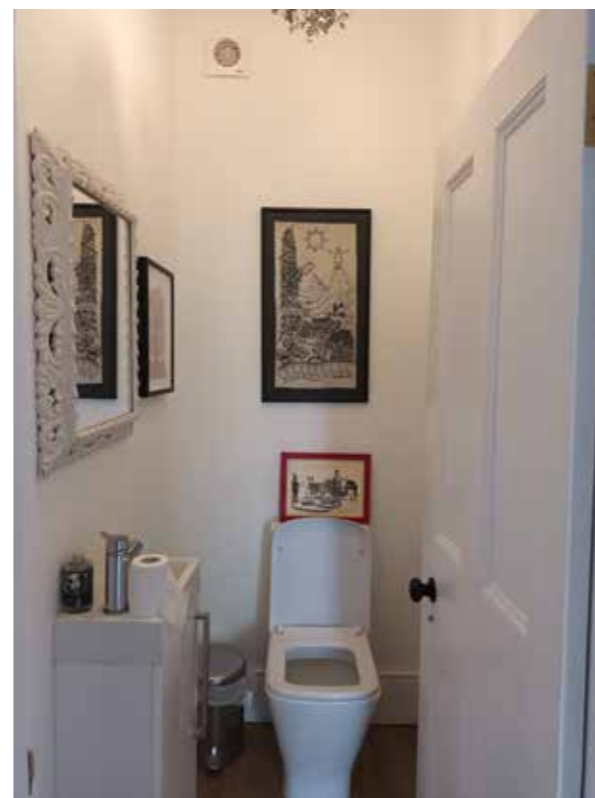


Figure 38 - Ensuite

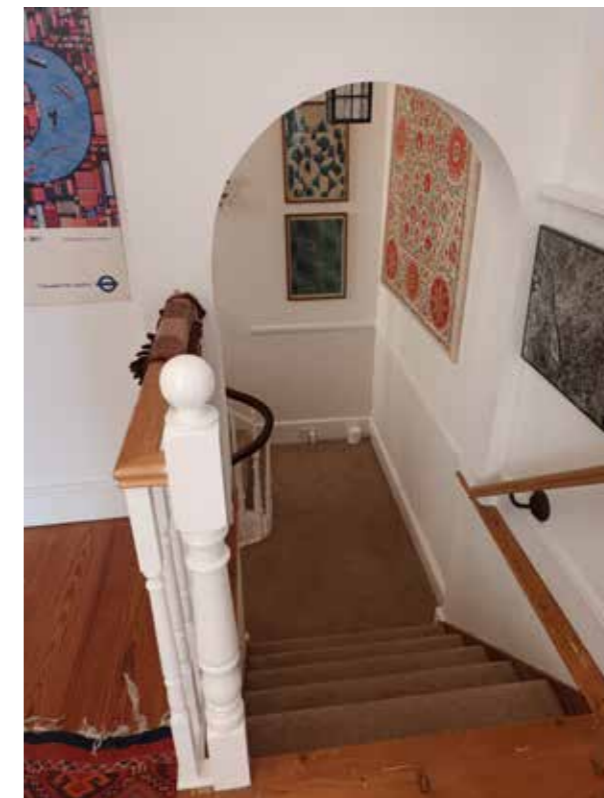


Figure 40 - Stairs from half landing up rear rooms



Figure 41 - Office



Figure 42 - WC and rear rooms



Figure 44 - Bathroom



Figure 43 - WC



Figure 45 - Bathroom



Figure 46 - Bedroom 3



Figure 48 - Attic floor landing



Figure 50 - Bedroom 6



Figure 47 - Bedroom 4



Figure 49 - Attic floor bathroom



Figure 51 - Bedroom 6



Figure 52 - Bedroom 7



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