

39 TANNER ROW, YORK YO1 6JP
HERITAGE RESEARCH REPORT



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HERITAGE ASSESSMENT

Report no: 2022/674.R01v2
Version: Final
Date: February 2023
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EXECUTIVE SUMMARY

This Heritage Assessment has been produced to help evaluate proposed alterations to a former restaurant at 39 Tanner Row, York YO1 6JP, which is a Grade II Listed Building. The assessment has been prepared in accordance with the requirements of the National Planning Policy Framework (NPPF) and the City of York Council's draft Local Plan, and guidance produced by the Chartered Institute for Archaeologists (CIfA) and the City of York Council. It should be noted that this assessment report does not consider the impacts of the proposed alterations on the listed building or its setting, nor does it make any recommendations for further investigation or mitigation works that might be appropriate or necessary, either in terms of the above or below-ground impacts.

Based on current documentary and structural evidence, it is suggested that 39 Tanner Row may have been built shortly prior to 1843, as a purpose-built inn or public house. It replaced whatever earlier building had been standing here, and formed part of a wholesale redevelopment of this side of Tanner Row stimulated by the opening of the nearby railway station in 1841. By 1852 it was known as 'The Refreshment Public House', and continued as such (with slight variations) until at least 1875 after which it was known as 'The Grapes'.

When originally constructed, no. 39 was a four storey brick-built structure with separate beer barrel and bottle storage cellars. The principal entrance was through a doorway in the north elevation (the Tanner Row frontage), and rear access was provided by a separate passage running the full depth of the building along its west side. The main body of the building was two rooms deep, which on the ground floor may have formed the public bar and servery, and a tap room. There are few surviving original or early decorative finishes, and those that do survive (such as tongue and grooved panelling in the staircase hall) are typical of the basic decorative treatment seen in a later 19th century public house. No. 39 has retained many of its original sash windows, but these are generally in poor condition.

From the main body of the building, the passage continued as an external feature along the west side of the rear range, although it was covered by 1891. The north end of the rear range was of a single storey only and may have formed a smoke room; it also appears to have had a cellar beneath it. The remainder of the rear range may once have been two storeys in height, providing additional accommodation for staff and servants, and perhaps also housing kitchens. The range was extended between 1852 and 1891, and may have been reduced to a single storey during the early 20th century. There was no associated stabling, but there were possibly outside W.C.'s in the rear yard.

Internally, the original staircase survives within the building, rising to a stair hall on each of the first, second and third floors. Each of the upper floors comprised a larger front (north) bedroom and a smaller rear (south) bedroom, all heated and probably originally provided with fitted cupboards. Most retain their original fireplaces, as well as a few pieces of fitted furniture, although only the first floor front room preserves a full range of decorative finishes. During the 20th century there was some sub-division to the front (north) bedrooms, as well as the improvement of facilities with the installation of modern bathrooms in some of the rear (south) bedrooms. It is believed that the property closed as a public house in 1978 and was subsequently converted into a restaurant.

Based on current knowledge, 39 Tanner Row is considered to have a Medium grade of significance while the value of its setting is considered to be High. It should be noted that this assessment report does not consider the impacts of the proposed alterations on the listed building or its setting, nor does it make any recommendations for further investigation or mitigation works that might be appropriate.

1 INTRODUCTION

- 1.1 This Heritage Assessment has been produced to help evaluate proposed alterations to a former restaurant at 39 Tanner Row, York YO1 6JP, which is a Grade II Listed Building. The assessment will inform relevant parties as to the significance of the building, both in terms of the specific structure and of its setting relative to other designated and non-designated assets in the vicinity. It is envisaged that this Heritage Assessment will be submitted to support applications for planning permission and Listed Building Consent for the proposed alteration works.
- 1.2 It should be noted that this assessment report does not consider the impacts of the proposed alterations on the listed building or its setting, nor does it make any recommendations for further investigation or mitigation works that might be appropriate or necessary, either in terms of the above or below-ground impacts. It is therefore not a full Heritage Statement.
- 1.3 This Heritage Assessment has been prepared in accordance with guidance published in the National Planning Policy Framework (NPPF) (MHCLG 2021), the City of York Council's draft Local Plan (CYC 2018), the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-based Assessment* (ClfA 2017), and the Council's *Archaeology Guidance Notes for Utility Companies, Developers and Contractors working in York* (CYC 2019). Other guidance relating to the significance and settings of heritage assets, as well as general conservation principles, published by English Heritage (2008; 2011) and Historic England (2015; 2017; 2018; 2019), has also been considered.

2 SITE LOCATION AND SUMMARY DESCRIPTION

- 2.1 No. 39 Tanner Row occupies a narrow but extended burgage plot towards the centre of the south side of Tanner Row, c.90m to the west of the Tanner Row/George Hudson Street/Rougier Street junction, and c.90m to the east of Toft Green (NGR SE 59911 51691) (see figures 1 and 2). The plot, which measures c.34m long by c.7m wide, lies within the historic core of the City of York, as defined by the surviving town walls, on the west side of the River Ouse. Tanner Row forms one of the main east-west routes through this part of the city, from North Gate and All Saints Church in the east to Toft Green and Micklegate Bar in the west; in the late 18th and early 19th centuries, this part of the town was renowned for its high quality leather production, as indicated in the name 'Tanner Row'.
- 2.2 The main four storey building lies on the Tanner Row frontage, and there is a long, enclosed yard to the south, measuring c.25m long by up to a maximum of c.6.30m wide. It can be accessed either through the main building itself or from the southernmost part of a garden, which forms a shared community area between adjacent properties here. The north end of the yard is occupied by a single storey projection.
- 2.3 No. 39 Tanner Row is Grade II Listed Building, first listed on 24th June 1983 (NHLE 1256475). It is also recorded on the City of York Council's Historic Environment Record (CYCHER) (MYO767). The listed building description reads as follows:

"Public house, now restaurant. 1845-50. Painted brick in English garden-wall bond, with timber ground floor screen on painted stone plinth; timber eaves band beneath slate roof; brick stack at left end. EXTERIOR: 4-storey 2-window front.

Ground floor screen of flat mullions and heavy moulded cornice between shaped brackets; 4-panel door and blocked overlight to right of three plate glass windows over panelled risers, all with cambered heads. On first and second floors, windows are 12-pane sashes with painted stone sills, on third floor, squat 6-pane sashes over raised sill band. Rainwater head and round fallpipe on fleur-de-lys clamps at left end. INTERIOR: not inspected. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 130)".

- 2.4 A number of other buildings in Tanner Row are Listed Buildings (see figure 3 and Appendix 1). The structure immediately to the east, no. 37 Tanner Row, was built in c.1850 as the original George Hotel, latterly the British Rail Eastern Regional Headquarters and now occupied by Historic England's York regional office (LB II); this is a 4-storey and basement office building built in red brick of simple elegant proportions, and it displays the characteristics predominantly adopted along Tanner Row, namely red or grey/brown facing brickwork with Georgian style sliding sash timber windows and double pitched slate roof. Opposite no. 39, and set back from on the north side of Tanner Row on Station Rise, lies the former original terminus of George Hudson's 1840 York and North Midland railway station, now converted to form offices for the City of York Council. The view from windows overlooking Tanner Row is along Station Rise, between the Council offices and The Grand Hotel, an attractive vista which opens up to the north-west section of the city walls. To the west, at nos 41-45 Tanner Row (LB II) and separated from no. 39 by a narrow alley (Rougier Terrace) lies a workshop building dating from 1845 which is now used as a residential property. Beyond the southern boundary of the Tanner Row frontage lie the gardens of properties lining the north side of Micklegate.
- 2.5 No. 39 has remained unoccupied for a number of years, meaning that the interior has been neglected and a state of general dilapidation exists throughout. The main structure has load bearing brickwork to the front, rear and party walls with an intermediate load bearing masonry partition dividing the span and adjoining the rear stairwell; the brickwork to the front (north) facade on Tanner Row has been over-painted in cream. Large brick chimneys connecting the open fires on the east side of the building pass through the roof space to form dominant external chimney stacks. Timber floor joists and floor boarding span the load bearing walls throughout. The window openings incorporate white painted timber sliding sash windows and projecting painted stone window sills. Where original wall/ceiling finishes exist, they are traditional timber lath with plaster finishes. Most of the internal partitions are not original and are of timber framing with plasterboard to both sides. The building displays very few original internal features as it has been subject to considerable and unsympathetic interventions over the past 170 years. However some architectural features remain, such as exposed light metal roof trusses above the ground floor kitchen area supporting the pitched roof and roof glazing, moulded timber skirtings, dado rails, window facings and some panelled doors to the main front rooms of the upper floors, a small moulded plaster cornice and some cast-iron fireplaces to the main front rooms of the upper floors, and a timber balustrade and handrail to the stairs.

3 DESIGNATED AND NON-DESIGNATED ASSETS

- 3.1 Designated Heritage Assets are defined as comprising World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (MHCLG 2021, Annex 2: Glossary). It should be noted that there is also a lower level of heritage

assets, which may or may not be of equivalent significance to Scheduled Monuments, but which are currently undesignated.

- 3.2 A study area defined as being 200m in diameter, centred on 39 Tanner Row, was used to identify known designated and non-designated assets (see figure 3).

Scheduled Monuments

- 3.3 Scheduled Monuments are considered to be of national importance and are protected under the Ancient Monuments and Archaeological Areas Act 1979, and are administered by Historic England (formerly English Heritage) on behalf of the Secretary of State. Under the terms of Part 1 Section 2 of the Act, it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission (Scheduled Monument Consent) from the Secretary of State.
- 3.4 The nearest Scheduled Monument to 39 Tanner Row are sections of the city walls (NHLE 1004910), which lie 130m to the north-west on the south side of Station Road, and 277m to the south-west at the west end of Toft Green and Bar Lane.
- 3.5 York is one of five cities that have been designated as an 'Area of Archaeological Importance' (AAI) under Part 2 of the 1979 Ancient Monuments and Archaeological Areas Act. This AAI is divided into seven areas, one of which is the city centre, and this contains Tanner Row and thus no. 39. This designation means that an 'operations notice' needs to be submitted to City of York Council (CYC) and the York Archaeological Trust (YAT) before any development can start and CYC/YAT will decide whether any archaeological intervention is required; the scale of any potential archaeological work will depend on the level and nature of the intended works.

Listed Buildings

- 3.6 Listed buildings are irreplaceable heritage assets which are recognised as being of special architectural or historic interest in the national context. They are identified on the National Heritage List for England (NHLE) held by the Department for Culture, Media and Sport. Buildings on the list enjoy statutory protection through the Planning (Listed Buildings and Conservation Areas) Act 1990, and are designated as one of three grades (I, II* and II), which relate to their architectural and historical value. Protection extends to the whole building, inside and out, its curtilage, and certain structures within its domain. The majority of works to listed buildings require Listed Building Consent (in addition to any other consent required through planning legislation). Section 66 of the 1990 Act states that planning authorities must have special regard for the desirability of preserving (*inter alia*) the setting of any Listed Building that may be affected by the grant of planning permission.
- 3.7 As noted above, 39 Tanner Row is a Grade II Listed Building. A number of other Listed Buildings lie along Tanner Row and within the defined study area, as shown on figure 3 and listed in Appendix 1.
- 3.8 In all, there are 34 Listed Buildings within the defined study area, comprising two listed as Grade I, ten at Grade II* and 22 at Grade II. The Grade I buildings are Garforth House, its front railings and rear garden wall at 54 Micklegate (NHLE 1257335 - **Site 9**), and Micklegate House and its attached railings and lamp brackets at nos 88 and 90 Micklegate (NHLE 1257285 - **Site 18**).

- 3.9 The majority of the other Listed Buildings also lie along Micklegate, to the south of Tanner Row. The Grade II* buildings can be summarised as follows. Nos 70 and 72 has a front range probably dating to the 16th century, which was added to in the 17th century and re-fronted in the early 19th century (NHLE 1257313 - **Site 14**). No. 67 also dates to the mid-16th century, but was re-fronted in the early 18th century (NHLE 1257308 - **Site 23**) while the adjacent no. 68 was originally built in the mid-17th century but was remodelled in c.1823 (NHLE 1257309 - **Site 13**). Nos 69 and 71 have their origins in the early 17th century, but were subsequently much altered (NHLE 1257312 - **Site 22**). Bathurst House was built in the early 18th century but was raised to three full storeys in c.1822 (NHLE 1257284 - **Site 17**). Nos 53 and 55 form a townhouse built in 1751, possibly to the designs of John Carr (NHLE 1257333 - **Site 27**). No. 61 is also a townhouse of c.1786 (NHLE 1257344 - **Site 25**), while nos 57 and 59 Micklegate form a townhouse dating to 1783 (NHLE 1257340 - **Site 26**).
- 3.10 The Grade II Listed Buildings on Micklegate comprise nos 73 and 75 built in c.1730 (NHLE 1257314 - **Site 21**), nos 42-48 Micklegate built in 1747 (NHLE 1257329 - **Site 7**), the mid-18th century no. 56 (NHLE 1257337 - **Site 10**), the mid-18th century nos 14 and 76 (NHLE 1257316 - **Site 15**), nos 77 and 79 dating to c.1790 (NHLE 1257318 - **Site 20**), the late 18th century nos 58 and 60 (NHLE 1257342 - **Site 11**), the early 19th century no. 50 (NHLE 1257331 - **Site 8**), the early 19th century nos 63 and 65 (NHLE 1257306 - **Site 24**), nos 78-84 built in c.1822 (NHLE 1257319 - **Site 16**), nos 62, 64 and 66 (NHLE 1257305 - **Site 12**) and no. 40 (NHLE 1257328 - **Site 6**), both of c.1840, the late 19th century Varvils Court (NHLE 1257366 - **Site 5**), and the walls bounding the churchyard of Holy Trinity Church (NHLE 1257276 - **Site 19**). Nos 47 and 49 Walker Bar are also Grade II Listed, and include a public house dating to the mid 19th century (NHLE 1257330 - **Site 28**).
- 3.11 Some of the Grade II Listed Buildings are near contemporary with 39 Tanner Row, and of particular importance in terms of its setting are the former 1853 North-East Hotel to the immediate east (NHLE 1256473 - **Site 2**) and no 43 Tanner Row to the immediate west built between 1845-50 (NHLE 1256476 - **Site 29**). To the south-east of no. 37 Tanner Row, an outbuilding forms a stables and loft of c.1850 (NHLE 1256474 - **Site 3**). Nos 27, 29 and 31 George Hudson Street comprise three slightly later houses with shops, dating to c.1860 (NHLE 1257768 - **Site 4**). Also important in terms of the setting of 39 Tanner Row are the buildings associated with the first railway station opened on the north side of the street in 1841. The Old Station itself is Grade II* Listed (NHLE 1256403 - **Site 32**), whilst the slightly later associated gates, gate piers and railings of the former station forecourt are listed Grade II (NHLE 1256408 - **Site 31**). Opposite the former station, The Grand Hotel is also Grade II* Listed, and was built between 1900-1906 as the North Eastern Railway Company Offices (NHLE 1254600 - **Site 33**). It too has associated carriage gates and wicket gates (NHLE 1256401 - **Site 30**). The Burns Hotel, towards the east end of Tanner Row at no. 23 Market Street, is a mid-19th century public house incorporating an adjacent house of the early 18th century (NHLE 1257372 - **Site 34**).

York Historic Core Conservation Area

- 3.12 No. 39 Tanner Row also lies within the York Historic Core Conservation Area, designated in 2011 and subject to a detailed Conservation Area Appraisal in 2012. The Conservation Area is one of the largest in the country and so, as part of the appraisal, it was divided into 24 separate Character Areas; each of these has been supplemented with its own Character Area Statement which were produced in

2013. No. 39 Tanner Row lies on the very northern edge of the Micklegate Character Area (no. 21), and the division between this and the area to the north (Area 22, Railway Area) runs along the north side of Tanner Row (see figure 3). The documents relating to both appraisal and character areas are therefore applicable (Alan Baxter Associates 2012a; 2012b; CYCHER 2013a; 2013b).

- 3.13 The Conservation Area Appraisal for the Micklegate Character Area notes that its character varies considerably (Alan Baxter Associates 2012a). Micklegate has the strongest and most rewarding identity, resulting from a combination of several factors which include its rising topography, its sinuous form, and the number and density of surviving high quality and historic buildings, some still occupying their original medieval burgage plots which extend back from the street frontage. The result is an evolving series of excellent views up the street. Micklegate represents the principal historic route into the city and is one of the city's finest streets, terminating at its western end with the Micklegate Bar. The character of the other streets, including Tanner Row, is considered to be more varied and fragmented, due to the different style and age of the buildings. The gardens and yards of the houses along the north side of Micklegate were developed to create the southern side of Toft Green and Tanner Row, while to the south, medieval churches and religious houses have helped shape the development of Priory Street and Trinity and St Martin's Lanes. In the 17th and 18th centuries some plots at the higher end of Micklegate were combined by wealthy merchants and aristocrats to build grand town houses away from the noises and smells of the river and city centre. However, as the city expanded in the 19th century, the prestige of the street declined and the back gardens on the north side were colonised by craft industry and workshops along Toft Green and Tanner Row.

Other Designated Assets

- 3.14 There are no World Heritage Sites, Protected Wreck Sites, or Registered Battlefields within 2km of 39 Tanner Row. However, a Grade II Registered Historic Park and Garden (Museum Gardens) lies 310m to the north of the building.

Non-designated Assets

- 3.15 There does not appear to be a formal definition of non-designated assets, but they generally comprise archaeological sites and monuments (both above and below ground), locally listed buildings, find spots, and sites of known structures or other features of interest. In many cases, they are taken to be sites or areas recorded on the local County Historic Environment Record (HER); in this case, this is the CYCHER.
- 3.16 City of York Council has been working alongside a local community group (York Open Planning Forum) to establish a set of criteria to appraise and help establish a 'Local Heritage List' for York. Local heritage assets contribute to York's special character, significance and sense of place, and nominated assets will need to meet one or more 'selection criteria' to be included in the list. These criteria are defined as (1) architectural significance, (2) townscape and landscape significance, (3) historical significance; (4) artistic significance, (5) archaeological significance, (6) age and rarity, and (7) community significance. Although the 'local list' is being constantly updated, there are currently no sites within the study area defined for this heritage assessment (<http://www.yorklocallist.org.uk/list.php>).
- 3.17 It should be noted that no formal consultation was undertaken with the CYCHER as part of the preparation of this Heritage Assessment. However, much of the

CYCHER can be consulted online, through the 'YorkView' and 'Open Data' websites operated by City of York Council (<https://cyc.maps.arcgis.com>), as well as the CYCHER website itself (<https://her.york.gov.uk/map>).

- 3.18 As noted above, non-designated recorded or identified archaeological assets (whether above or below-ground) were not included in this heritage assessment.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 To properly understand the context and significance of Tanner Row, and no. 39 in particular, it is necessary to consider the wider archaeological and historical development of this part of the city centre. The following information has been extracted from several documents, including the Conservation Area Character Area Statements for Micklegate and the Railway Area (CYCHER 2013a; 2013b), and recent previous desk-top assessments for developments in the immediate vicinity of Tanner Row (e.g. Bruce 2015; 2016, Robinson 2013, OSA 2013). The Character Area Statements include references to the CYCHER, in terms of recorded archaeological monuments (prefixed MYO) and archaeological interventions or events (prefixed EYO).

The Roman Period (1st to the 5th centuries AD)

- 4.2 A wealth of archaeological material has come to light in this portion of what was probably the Roman civil settlement, later upgraded to a *colonia*, on the west side of the River Ouse. In 1984 it was noted that "...no reasonably complete street grid can be conjectured, no positive identification of any public buildings made..., and no history of its defences proposed" (Ottaway 1984, 28). This assessment remains generally accurate today, although the limited amount of excavation that has taken place confirms the existence of 'a well-preserved Roman townscape' and has revealed some important details in relation to the town's Roman development (Ottaway 2004, 91).
- 4.3 In the late 1st century and early 2nd century, the civilian settlement lay along the main road leading out of the fortress's south-west gate or *Porta Praetoria*, across the river, to Tadcaster (*Calcaria*) to the south-west (RCHMY 1962, road 10) (MYO2033). The projected line of this route is shown on the 1891 1:500 map (sheet 174/6/24, surveyed 1889) (see below). The settlement was then promoted to *colonia* status in the early 3rd century when York was made the capital of *Brittania Inferior*. It is possible that this promotion occurred in association with the construction of a boundary wall around the settlement, although there were moves to defend all Roman towns as early as the late 2nd century, and so the wall may actually date to this earlier period (Ottaway 2004). A portion of the defences, on the west side of the settlement, was probably seen during excavation for an underground cable through the medieval defences in 1939; a wall of roughly coursed rubble was seen to coincide with the line of the medieval defences at that point (RCHMY 1962, monument 16b).
- 4.4 Before the formalisation of the settlement's boundaries in the later 2nd or early 3rd century, an extensive cemetery, first discovered during the construction of the railway station on the north side of Tanner Row in 1870-77, was established (MYO2010). This cemetery contains both inhumations and cremations, and appears to have had a focus initially at the conjunction of the Tadcaster route (road 10) (MYO0233) and another minor road coming from the north-west (RCHMY 1962, road 8) (MYO4172). Subsequent excavations at the Royal York Hotel, and under platform 1 of the present station (YAT 2000), indicate that some parts of this

cemetery were not affected by the 19th century extensive railway building works. The best tombs lay along road 8 and on the northern side of it, and finds include three burials in lead coffins, one of which was a gypsum burial, one burial in a stone coffin, and one a single burial (RCHMY 1962, 80). It should be noted that in many cases only the exceptional burials were reported during the 19th century excavations, so many burials probably went unrecorded.

- 4.5 The 19th century archaeological investigations also revealed evidence for several high status substantial masonry buildings in the *colonia*, many of which appear to have been located in its north-west portion. Structural remains were identified during works for the Old Railway Station and yard in 1839-40, and again in 1939 for an air raid shelter in the adjacent medieval town rampart. Several buildings contained features suggesting baths, although it is not clear whether the disparate elements formed part of a single complex or were even contemporary structures. However, the size of the remains is strongly indicative of public buildings. The 1939 excavations also indicated that many of the stone structures had timber predecessors, leading to a complex sequence of development (RCHMY 1962, monuments 34a-g).
- 4.6 During the early years of the 20th century, a substantial Roman building was discovered during excavations for the new railway offices. The gritstone-faced walls were approximately 1m thick and survived to a height of almost 2m in places, whilst smaller walls were interpreted as internal divisions. The building covered a minimum area of 15m by 9m and other finds included three moulded column capitals, indicating the potentially high status of the structure (RCHMY 1962, monuments 31a-d). Further excavations within the former railway headquarters offices on Station Rise were carried out in 2008-09 during its conversion to its current use as the Grand Hotel. Excavations for an external lift pit revealed the presence of two phases of Roman buildings, which had been cut by or respected the line of a man-made watercourse running between the area of the bath complex to the south-west and the River Ouse to the north-east. The pottery associated with the buildings and the ditches dated to the mid 2nd to 4th century. The top of the archaeological sequence in this trench was recorded at c.9.00m AOD (Robinson 2013).
- 4.7 Further Roman remains were investigated during excavations for a hydrotherapy pool as part of the same hotel complex. Although substantially truncated by medieval features and structures, the sequence of Roman deposits was recorded at a maximum height of 10.55m AOD and included substantial areas of dumping, together with evidence for buildings, in the form of beam slots, floors and fragments of collapsed walling (Robinson 2013). Unlike the earlier investigations, which concentrated on monumental buildings, this excavation revealed a sequence of deposits suggestive of dumping and more modest domestic structures.
- 4.8 Excavations in 1983 and 1984 on an adjacent site (the General Accident building on the north side of Tanner Row) revealed a Roman period turf platform and drainage cut topped by timber buildings, a plank-lined drain, and a cobble surface. These were in turn covered by organic build up, a cobble surface, another organic build up, and two stone buildings with timber piles. The latest stone buildings were robbed in the 10th century. The 2nd century Roman archaeological sequence overlay natural sand and gravel, which was recorded at a level of 4.00m AOD, c.7.50m below the modern ground level (EYO2173-EYO2184; McComish 2015).

- 4.9 A Roman apsidal building containing a mosaic pavement and a religious dedication stone to the god Serapis was also uncovered during excavations for a cellar in 1770 along the Toft Green frontage (RCHM1 1962, monument 32). Two further apsidal buildings and mosaic paving were discovered in 1840 in the Tanner Row and Toft Green area during works to the Old Railway Station at an approximate depth of 6ft (c.2.0m) below ground level (as existing in 1840) (MYO3601; MYO3602). This suggests that at least some of the buildings in this part of the site performed or had a religious function. Three further mosaics were found in 1853 under Toft Green (EYO2470; EYO2471; MYO3614). Some evidence for Roman occupation was also encountered during works at nos 47-55 Tanner Row including a possible mortar floor (EYO169), while further investigations on Tanner Row exposed Roman deposits and pottery at c.2.7m below ground level (EYO3298).
- 4.10 One of the more recent excavations to have been carried out in the vicinity of 39 Tanner Row occurred in 2012, following the collapse of 80m of a Victorian sewer in Tanner Row and Toft Green (<https://www.northernarchaeologicalassociates.co.uk/toft-green-york-archaeological-excavation>). Except where cut by the trench for the Victorian sewer and some more modern disturbance, well-preserved Roman deposits were found at depths of between 1.2m and 4.1m below the modern road surface. Despite the confines of the excavation, significant remains of a high-status Roman building were identified, which had been built on a dump of clay that overlay the natural ground surface. One of the rooms contained a tessellated floor, and the building also had plastered and painted walls. The nature and location of these remains suggests that the rooms may have been associated with the apsidal building and mosaic found in 1840, although whether this was a large townhouse or another type of complex, such as a temple or bath-house, remains to be resolved. The building was probably constructed in the mid-2nd century and modified over time, with successive floor surfaces and reapplied wall plaster.
- 4.11 All this evidence shows that any moderately deep excavation in and around the Toft Green/Tanner Row area has the potential to encounter important structural and other remains of Roman date.

Anglo-Saxon and Anglo-Scandinavian Periods (5th to 11th centuries AD)

- 4.12 The medieval and modern plan of the former *colonia* contains few obvious above-ground survivals from the Roman period. The Roman street pattern has probably been distorted by the movement of the river crossing relative to the present position of Ouse Bridge (Palliser 1984), and it has been suggested that a remnant of the main Roman road to the south-west (RCHMY 1962, road 10) is represented by the distorted alignment of Toft Green and Tanner Row (RCHMY 1962, 49). The general street layout of the area was clearly re-arranged by at least the 8th century and, in common with other parts of York, most roads and alleys have Old Norse names such as Skeldergate (*Sceldergate*) and Micklegate (*Mikillgata* or Great Street) (Palliser 1978). It is clear that Micklegate Bar, which is likely to be on or near to the position of the earlier Roman gate, continued to be the main entry into the settlement from the south-west, and Micklegate became the main street of the new settlement, although it diverged from the earlier line of the Roman road in order to cross the river in a more convenient location.
- 4.13 It has further been suggested that a post-Roman settlement grew up on the west bank of the river in the former *colonia* before or at the same time as another separate settlement was established on the other side of the river in the former fortress (Palliser 1984). Further evidence for the post-Roman settlement on the

west bank is that four of the parish churches here have a strong claim to being pre-Conquest foundations, such as St Mary, Bishophill Junior (MYO1868), St Martin-cum-Gregory (MYO1172), St Gregory (now demolished) (MYO2247) and Holy Trinity Priory (MYO3520).

- 4.14 In the medieval period, Toft Green was the 'King's Tofts', a royal holding of land, and the King's Houses (see below). Included in these holdings was the chapel of St Mary Magdalene. The discovery during railway development in the 19th century of a cross head of possible 8th century style may derive from the predecessor of St Mary's chapel (RCHMY 1972, 53). However, the excavations carried out on the site in the 1980s revealed only limited evidence for Anglo-Scandinavian activity, in the form of a timber-lined pit and dumps.
- 4.15 Archaeological work in the area has not, to date, identified any significant Anglian or Anglo-Scandinavian settlement in this part of the former *colonia*, although it is likely that some of the grander stone buildings of the Roman period would have remained standing during the Anglian period. The 10th century robbing of Roman buildings and subsequent occupation has been identified on Tanner Row. Unfortunately, our understanding of the development of this part of the city from the Roman period up to the early 19th century has been significantly hampered by the substantial amount of 'cut and fill' excavation that was undertaken during construction of the original railway station and its associated infrastructure from the 1840s onwards; the vertical drop from Toft Green into the former station complex is a direct result of this activity. Contemporary anecdotal evidence suggests that, during the early 19th century, a variety of Anglian and Anglo-Scandinavian artefacts including metalwork had been found, but this was not properly recorded.
- 4.16 Nevertheless, some pottery dating to both the Anglian and Anglo-Scandinavian periods was recovered from archaeological trenching undertaken in advance of the construction of an electricity sub-station on Station Rise (YAT 2000). Occasional sherds of 9th to 11th century Torksey type pottery were also recovered from medieval deposits excavated on the former Railway Company Headquarters in 2009 (Robinson 2013). However, the nature of activity represented by this pottery is not clear - it is probable that settlement was concentrated along the river, and in the Bishophill area to the south of Micklegate.
- 4.17 This is perhaps confirmed by excavations at the Queen's Hotel on Skeldergate, along the west bank of the river to the south of Micklegate, in the late 1980s which exposed evidence for a series of 9th and 10th structures, c.1.0m below existing ground level, as well as evidence for amber, antler, leather, textile and metal working (EYO2328, 2330 & 2333). This riverside area has also produced other significant finds from this period, for example on Skeldergate, where waterlogged Anglian and Anglo-Scandinavian deposits and timber structures were uncovered (EYO429, EYO4848, EYO4850, EYO2910- 22 & EYO2012-28). Investigations in Trinity Lane, again south of Micklegate, in 1991 exposed several Anglo-Scandinavian pits (EYO11) and a possible cemetery, and structures, possibly dating to the Anglo-Scandinavian period, were also noted during a watching brief at no. 21 Micklegate in 2000 (EYO409).
- 4.18 Although there is no direct archaeological evidence, it is also possible that the later medieval earth and masonry defences forming the city walls may well have their origins at this time.

The Medieval Period (11th to the mid-16th centuries AD)

- 4.19 In the early Norman period, the site of King's Tofts near the modern Toft Green was 'the administrative centre for the whole county, and this may have been so before the Conquest' (RCHMY 1972, 106). A King's House and chapel are recorded here in c.1133 and, as noted above, the chapel or an earlier version of it may date to the 8th century. Toft Green was one of the few large open green spaces within the city walls during the medieval period, and it was used for a variety of purposes, including militia meetings, plays, and cattle and horse markets. This activity mostly took place at the south-west end of the green as the rest of the area was occupied by a Dominican Priory.
- 4.20 The priory was founded in 1227 when Henry III granted the Black Friars or Dominicans the Church of St Mary Magdalene and a plot of land on the north side of Toft Green for their house (MYO4168). In 1236 this was expanded and again in 1241 when 'the citizens of York were ordered to let them have as much of the land near the house as they could without loss to the city' (Page 1974); the precinct was to expand to cover a total of about three acres. After the Dissolution, the precinct became a nursery garden and was one of the few large open green spaces within the city walls (see below). The city walls themselves, which run from Baille Hill to Barker Tower (MYO1715) in this area, date to the late 13th century, while the lower part of Micklegate Bar is 12th century and the upper sections are late 13th-early 14th century; the barbican was demolished in 1826. Evaluations carried out on a site adjacent to no. 16 Toft Green by On Site Archaeology unearthed medieval cobbled surfaces, pits and structures (EYO382; EYO483).
- 4.21 As the importance of York grew from the 11th century onwards, Micklegate continued to be a significant gateway into the city. The re-founding of Trinity Priory (MYO3520 & church MYO1169) as a Benedictine Priory in the 1080s meant that this remained a significant element in the importance of this area and its precinct on the south side of Micklegate was particularly large; the main entrance off Micklegate survived until the 19th century and a watching brief at the junction of Priory Street and Bishophill Junior revealed a medieval wall, thought to be part of the precinct boundary, surviving to within 0.32m of the ground surface (EYO437). Other churches, such as St. John's Church at the east end of Micklegate (MYO1173) and its associated churchyard (MYO3690), and All Saint's Church in the angle of Tanner Row and North Street (MYO1056), were also established in the medieval period. In 1524, Tanner Row was recorded as 'Barker Rawe' which relates to the Middle English word *Barkere* meaning a tanner, and this presumably reflects the presence of a tanning industry in this area. Barker Lane was known as Gregory Lane (*Gregorelayne*) until the 16th century, when it was changed due to its close proximity to the tanning processes on Tanner Row (Palliser 1978, 16).
- 4.22 It is likely that, during much of the medieval period, the street frontage along what is now Tanner Row would have been developed with buildings, whilst the areas to the rear would have been predominantly open ground. The evidence from excavations, such as that by YAT in 2000 on the former Railway Headquarters site in Station Rise, suggests that this open area was intensively utilised, with intercutting pits, post holes and possible buildings, represented by clay floors and cobble foundations being found - this excavation also uncovered features interpreted as lime mixing pits, which would have been used in the construction of substantial masonry buildings (YAT 2000). A similar sequence of deposits was excavated on the adjacent former North East Railway offices site where structural remains included a substantial masonry wall, associated clay and earth floors, a small hearth and numerous cobble-filled postholes; the top of the medieval

structures was recorded at a height of 11.01m AOD. A number of pits were also present, some of which were likely to have been used for mixing lime and mortar during the construction of nearby buildings, while other pits contained substantial assemblages of horn cores, indicative of the tanning industry. Evidence for the 12th-13th century robbing of the late Roman buildings was also revealed, together with a 2m thick accumulation of soil, interspersed with pits and dumps (Robinson 2013). Conversely, elsewhere, for example in the area of the old railway station, investigations in the late 1990s showed that medieval deposits had been heavily truncated by the Victorian re-development works for the railway complex; the level of surviving deposits varied between 0.75m and 1.77m below ground level (EYO117).

- 4.23 Medieval evidence from Rougier Street, running off the north side of Tanner Row, includes floors, deposits and dumps (EYO4921). On the west bank of the river, North Street was lined with staithees which served boats loaded with produce from the nearby mills and warehouses; the 11th century waterfront was discovered 5.5m below ground level during the North Street Pumping Station excavation (EYO4065). At All Saint's Church, in the angle of North Street and Tanner Row, investigations encountered medieval artefacts, and results from borehole surveys suggest that several metres of medieval stratigraphy survive across this area (EYO698). This site also produced evidence of 12th to 15th century pits, while medieval deposits were waterlogged and c.1.6m thick; late medieval deposits also occurred at c.2.5m below ground level, with undisturbed archaeology present below cellars at c.4.0m below existing ground level (EYO2179).
- 4.24 In addition to the buried archaeology, an examination of later maps and property boundaries shows that there is clear surviving evidence of medieval burgage plots, with houses fronting the street and a garden/workshops to the rear, along both the south side of Toft Green/Tanner Row and both sides of Micklegate.

Post-medieval Period (mid-16th to 18th centuries)

- 4.25 By the post-medieval period, the archaeological information is supplemented by increasingly detailed cartographic sources. The earliest detailed representation of the city is that produced by John Speed in 1611. This shows that the area between Tanner Row/Toft Green and the city walls was predominantly open ground, although both sides of the street frontage are built up. A similar arrangement is depicted on Braun and Hogenberg's map of 1617, with All Saints Church (then called All Hallows) at the north-east end of Tanner Row near the junction with North Street (see figure 4A).
- 4.26 Horsley's map of 1694 shows that the western half of the north side of Tanner Row was occupied by 'the Friar's Garden', where numerous planting beds and other garden features are depicted (see figure 4B). This presumably represents the extensive nursery garden which was established in the former Dominican Friary precinct; in the 17th century it was under the management of the Telford family and became the most important in the north of England (Harvey 1969; MYO4167). Horsley's map depicts the nursery extending up to the south side of Toft Green/Tanner Row, although the eastern boundary (equivalent to Station Rise) coincides with long burgage plots extending back from the Tanner Row frontage. Conversely, the whole of the south side of Tanner Row is schematically depicted as being built up, with no detail evident. Toft Green, to the west, is labelled and shown as an open triangular area of ground. A similar depiction is shown on Gents' map of 1730 and Cossins' map of 1748 (see figure 4C).

- 4.27 Slightly more detail is shown on Chassereau's map of 1750, but this still essentially depicts the same arrangement as described above (see figure 5A). Some of the plots on the north side of Tanner Row have buildings within them, and there is a 'hospital' on the north side of the street opposite Barker Lane within the larger area of 'Friar's Gardens'. Individual plots are also shown to the rear (south) of the properties on the south side of Tanner Row, but it is not possible to identify specific buildings. Jefferys' 1771 map is similar, although the hospital is now named as 'Lady Kewlays Almshouse' within the gardens (see figure 5B); Lady Sarah Hewley obtained ownership of the former friary precinct to form part of the endowment of her charity and her almshouse was founded on this site in 1770, and it was later rebuilt in St Saviourgate in 1840 (RCHMY 1972, 28; MYO4739).
- 4.28 In the 17th and 18th century, wealthy merchants and aristocrats built town houses on Micklegate away from the riverside and city centre, whilst many others were re-fronted in the prevailing style; Micklegate House is a particularly fine example. Micklegate retained its prosperity throughout the 18th century, with the Butter Market located in front of St Martin's Church. Vintners and bacon-factors congregated on this part of Micklegate, with higher-lying properties occupied by members of families who visited York for its annual 'season'. Soon after 1800, the residential aspect of the street decreased, and the proportions of professional and commercial premises increased (RCHMY 1972, 68).

The Modern Period (19th and 20th centuries)

- 4.29 At the start of the 19th century, the basic urban topography of the area was broadly unchanged from the late medieval period. Whilst the Tanner Row frontage remained developed, some of the areas to the rear began to be covered by buildings, as shown on Bellerby's 1825 map of the city (see figure 5C). The Friary gardens continued to be used as a nursery until the early 19th century, and the extreme western end of the former precinct contained a House of Correction built by the City Corporation in 1814 (MYO4170).
- 4.30 From the middle of the 19th century this part of the city was dominated by the coming of the railway. This began in 1836 when the York and North Midland Railway obtained an Act of Parliament for the construction of a line connecting York with the North Midland Railway. A site to the north of Toft Green/Tanner Row was purchased in 1839, following its use over the preceding years as a nursery, and the station itself was opened in January 1841 (Fawcett 2011, 39-42). The city walls were breached by two large arches to allow access to the rail networks, goods areas and the newly-built station, and the re-development of this area resulted in significant ground reduction and levelling which uncovered and then destroyed many Roman and medieval remains (see above); a watching brief in 1991 at Tanners Moat revealed modern material to a depth of 1.6m below existing ground level (EYO3245). The selection of this constricted site, confined within the city walls, meant that the railway station could only function as a terminus, but this remained possible in the early years due to the relatively light traffic; in 1845 only 18 trains ran each day from York. The construction of the station also led to changes in the street pattern in this part of the city, initially with the construction of Railway Street linking Micklegate to Tanner Row (now George Hudson Street). This was shortly followed by the extension from Tanner Row to Tanners Moat, named as Rougier Street, in the 1840s and a new river crossing at Lendal Bridge, opened in 1863. From the mid-19th century the site was covered by a series of buildings and small open yards.

- 4.31 The changes brought about by the construction of the railway station are clear from Sunter's map of 1845. This shows Railway Street, as well as 'Scawins Hotel' on the north side of Tanner Row, almost opposite nos 37 and 39, and it also indicates the location of the 'Site of the Dominican Monastery' and the 'Roman Temple of Serapis', together with annotations for Roman tessellated pavements and coins found in Toft Green to the east.
- 4.32 The mid-19th century sees the production of the more accurate Ordnance Survey maps of the city. One at 6" scale was published in 1853 (sheet 174, surveyed 1846-51), although a more detailed example, at 1:1056 scale, was published a year earlier in 1852 (sheet 11, surveyed 1851) (see figure 5D). Both provide important detail for the area, and for this part of Tanner Row in particular. They show, for example, that Rougier Street had been constructed by this date, linking Tanner Row to Tanners Moat, and they also provide significant detail of the 1841 railway station and its associated infrastructure. The large entrance into the railway station complex lies on the north side of Tanner Row, opposite 'The Railway Hotel' and many of the plot boundaries and buildings on the south side of the street can still be identified today. The map also marks some of the antiquities on the site of the new station, such as 'Supposed Site of a Friary (Dominican Friars or Friars Preachers) founded Temp. Hen. 3', and several Roman baths and drains. The 'Remains of a Roman Road found here' is also depicted crossing Tanner Row at an angle near its junction with Hudson Street, and this presumably represents the line of the Tadcaster Roman road (RCHMY 1962, road 10; MYO2033).
- 4.33 The 1852 Ordnance Survey map also depicts a number of formal gardens to the rear of the houses on Tanner Row and Micklegate (see figure 5D). Some of these had been built over by this date, including that to the immediate west of no. 39 where a former open garden was now occupied by a terrace of four houses, called 'Rougier Terrace'. At the Kenning's Garage site in Micklegate, a number of features possibly associated with an 18th century formal garden had been cut through Roman deposits (EYO402). At nos 18A-19 Fetter Lane borehole investigation suggested that post-medieval cellars had truncated earlier deposits (EYO81), and investigations on George Hudson Street revealed that post-medieval and modern deposits were removed by 19th century cellars and a 20th century supermarket (EYO436).
- 4.34 An increase in railway traffic necessitated the construction of the new station outside the walls, which was started in 1871 and opened in 1877. During the life of the 'Old Station', the eastern end was occupied by other structures associated with the railway, for example the main hotel, initially called Scawins, and subsequently The Railway Hotel. The site also contained a brewery and a public house. The construction of the new station meant that the old station buildings became office accommodation, enabling the North Eastern Railway Company to centralise its management and administration. This process continued into the early 20th century with the construction of a new headquarters building to the north-east of the old station (MYO710). By the early 1930s Rougier Street had also been widened to its current extent, to improve the flow of traffic and to accommodate a tramway.

Conclusions

- 4.35 The Conservation Area Character Area Statement for Micklegate (CYCHER 2013a), which includes the south side of Tanner Row/Toft Green, concludes that average quality archaeological deposits of all periods lie at average depths of c.2.0m in this area. Natural deposits were recorded at varying depths below

ground level (BGL) across the area, for example at c.1.65m BGL at Tanner Row, c.3.0m-5.2m BGL on Fetter Lane, c.3.3m BGL in the centre of Micklegate, and c.6.0m BGL on Priory Street. Roman structures and deposits vary in depth from between c.1.2m to c.3.0m+ BGL, for example on Micklegate to 1.75m BGL on Fetter Lane, and stratigraphy is between c.0.2m to 4.5m thick. Anglian and Anglo-Scandinavian evidence is recorded between c.0.6m-c.1.0m BGL at the Queen's Hotel site on Skeldergate, with deposits between c.0.17m to 2.0m thick. The results of a borehole survey suggest the survival of several metres of medieval stratigraphy around All Saint's Church, while excavation at the Trinity Lane car park revealed medieval deposits at a depth of 1.80m-2.0m BGL; medieval deposits are generally between 0.3m to 1.85m thick. Post-medieval walls and garden soil were noted at 94 Micklegate at 0.9m BGL.

- 4.36 Significant Roman, Anglian and Anglo-Scandinavian features, including structures and deposits, have been found within the Tanner Row/Toft Green area, which formed part of the Roman civilian town. Earlier deposits have sometimes been disturbed by later activities. Medieval deposits are also common although later periods, and post-medieval levels are often disturbed by more modern activity.
- 4.37 In terms of any below-ground implications to the re-development or conversation of no. 39 Tanner Row, previous archaeological investigations have determined that average quality archaeological deposits of all periods lie at depths of c.2.0m in this area, with Roman structures and deposits varying in depth from between c.1.2m to c.3.0m+ below existing ground level (CYCHER 2013a). As can be seen on figure 7B, a Roman road is projected to pass through the southern part of the plot at no. 39, and any significant excavations that might be required as part of the proposed development could uncover such remains. The potential for below-ground archaeological deposits is higher within the garden/communal area at the very south end of the plot, the surface of which is set c.1.30m higher than the yard to the north.

5 NO. 39 TANNER ROW

Introduction

- 5.1 As previously noted, 39 Tanner Row occupies a narrow but extended burgage plot towards the centre of the south side of Tanner Row, c.90m to the west of the Tanner Row/George Hudson Street/Rougier Street junction, and c.90m to the east of Toft Green (at NGR SE 59911 51691) (see figure 6); the plot measures c.34m long by c.7m wide.

Historical Development

- 5.2 As discussed above, the 17th and 18th century maps of the city show that the south side of Tanner Row was built up by this date, although little detail is evident. On Chassereau's map of 1750 individual plots are shown to the rear (south) of the properties but it is not possible to identify specific buildings, and Jefferys' 1771 map is similar (see figures 5A and 5B).
- 5.3 However, more detail is provided by Henry Bellerby's map of 1825 (see figure 5C). On this, no. 39 appears to form part of relatively wide block of buildings on the street frontage with an irregular back line, with plots extending south to the rear of the buildings on Micklegate, although some of these will relate to the Micklegate houses rather than those on Tanner Row. The Listed Building description notes that no. 39 was constructed in 1845-50, and so Bellerby's depiction must indicate

the buildings which preceded it and its neighbours; it is presumed that no. 39, and also the adjoining properties, were constructed following the clearance of the earlier medieval buildings along the street frontage. There is certainly some evidence that clearance was being undertaken on parts of Tanner Row during this period; on 27th April 1839, the Yorkshire Gazette carried a notice that no. 40 Tanner Row was to be demolished and that its building materials, as well as the garden walls, were to be sold (*Yorkshire Gazette*, 27th April 1839; YCA HMU/8/59); this was not adjacent to no. 39 due to a then different numbering scheme, as will be explained below. The clearance was presumably done as part of a speculative development brought about by the construction of the railway station in the late 1830s-early 1840s - no. 37, to the immediate east of no. 39, was built as a hotel in 1853, while to the west, no. 43 is also dated to 1845-50.

- 5.4 During the research undertaken for this assessment, it has not been possible to find any paintings, sketches or other depictions of this part of Tanner Row dating to the period before when no. 39 is said to have been built. Before c.1900, no. 39 was numbered as either no. 15, 16 or no. 15½ Tanner Row. In 1830, a directory lists Thomas Fountain, a cowkeeper at no. 15 Tanner Row (Parson & White 1830), but it is not certain if this is relevant to the site. In this directory, there appear to be more private residents listed on Tanner Row than appear subsequently, and it may be that there was earlier residential accommodation on the plot before no. 39 was built, but again this is only speculation.
- 5.5 The first definite directory notice of no. 39 is given in 1849, when it is listed under taverns and public houses as the 'Refreshment Inn, George Dawson, 15½ Tanner Row' (Slater 1849, 563). Interestingly, Dawson appears in an earlier directory of 1843 under taverns and public houses at the 'Railway Coffee House, opposite the railway station, George Dawson, Tanner Row' (Williams & Co 1843, 111). This might suggest that no. 39 was actually already built by 1843, slightly earlier than the date given in the Listed Building description, or that Dawson had an earlier business in Tanner Row but then took over no. 39 when it was newly built. However, without definite corroborating evidence, this is again speculation.
- 5.6 The detailed 1852 Ordnance Survey map (sheet 11, surveyed 1851) depicts a block of three separate buildings, with an open passage at their east end leading to a rear yard and separated from a large garden to the rear belonging to Garforth House on Micklegate (see figure 7A). No. 39 is attached to the west side of this block, and is shown with its existing footprint, the front half named as '*The Refreshment P.H.*' - it was ideally sited just outside the main station entrance to attract passing trade. The narrower, rear half of the building presumably formed a range including accommodation, and comparison with the existing structures suggests that it extended slightly further to the south-east. The rear range had an open passage or yard around its west and south sides, presumably accessed through the front part of the building. A wall separated the property from the adjacent open alley to the west which provided access to other houses (Rougier Terrace) located behind the Tanner Row frontage. There is also a separate detached structure to the south-east of the main building, with a flight of steps leading up to a garden area containing a 'Summer Ho.', a 'pedestal', a presumed lawn and ornamental beds. It would appear from the map that this garden belongs to no. 56 Micklegate, but the steps are confusing - was this a shared access? The present arrangement is that the garden belongs to no. 56 (see below).
- 5.7 It is reported elsewhere that the Refreshment Inn was previously known as '*The Railway Coffee House*' and '*The North Eastern Refreshment Inn*' (<http://www.clementshallhistorygroup.org.uk/projects/bishophill-history/the-historic->

pubs-of-bishophill); this would support the suggestion made above that the building may already have been present by 1843. The 1851 census data records that no. 15 Tanner Row (as it was then numbered) was occupied by Hannah Dawson, a 42 year old widow, who was registered as an innkeeper; the building is not specifically named, but Hannah must be the widow of the George Dawson who was listed at the property in 1849. The others living at the property comprised Anne Clarkson (her niece, aged 15, a scholar), William Studley (her cousin, 30, a waiter), Eliza Waites (24, a servant), Mary Hutchinson (26, a servant) and William Overent (44, a waiter) (TNA HO 107/2354, p26); the table service of drinks by waiters was a common feature of the better rooms of 19th century public houses (Brandwood, Davison & Slaughter 2004, 108). In 1858, no. 39 is listed as the 'North Eastern Refreshment Rooms, Eliz. Young, Tanner Row, opposite the railway station gates' (White & Co 1858, 547). By 1861, the property is listed as the '*Refreshment Inn*', owned by widow Elizabeth Young (aged 70, a publican). A large number of other people were also living there at this time: Jane Labrun (48, niece, barmaid and assistant), William Labrun (20, great-nephew, Instrument maker apprentice), George Labrun (16, great-nephew, engine fitters apprentice), Elizabeth Labrun (10, great-niece, scholar), George Anderson (52, brother-in-law, waiter), Mary Ann Beal (20, domestic servant), Luley Moon (17, domestic servant), and three male lodgers (TNA RG 9/3547, p26).

- 5.8 In 1853, the newly-constructed hotel immediately to the east of no. 39 (the North Eastern Hotel, now no. 37) was advertised for let, together with the "*well accustomed TAP known as the 'Refreshment Inn', now in the occupation of Mr George Barker, and where a large and prosperous trade had been for some years carried on*" (*Yorkshire Gazette*, 18th June 1853) - this shows that the inn was already in operation when the adjacent hotel was built. In June 1855 no. 37 was known as Winn's George Hotel, replacing a historic coaching inn on Coney Street. The notable railway architect, George Townsend Andrews, had surveyed the building for auction on behalf of William Hotham, who built the new hotel which bears all the characteristics of Andrews' style except for the banded rustication of the portico columns. The four bays to the left (east) of the entrance were an early extension, added when the adjoining property became available. John Holliday, tenant of Andrews' station hotel, sought an extension to the building, which was impracticable, but the North Eastern Railway gave him leave to extend his business into any available premises nearby. Holliday therefore succeeded Winn at the George, renaming it the North Eastern Hotel. It was purchased by the NER in 1899 and adopted as offices, remaining in railway use until 1996 (Fawcett, 2011, 236).
- 5.9 In 1854, Alfred Elsworth was charged with stealing a gold watch from Mr Thomas Kirk of the Refreshment Inn on Tanner Row (*York Herald*, 2nd September 1854), while in January 1867, it was reported that the city's cabmen held their annual dinner at the North-Eastern Refreshment Inn (*York Herald*, 19th January 1867). In August 1867, the occupier of the North-Eastern Refreshment Inn, Mr Marshall, applied for a separate spirit licence, as it had been previously held jointly with the adjacent North-Eastern Hotel (*York Herald*, 29th August 1867). In 1872, the property appears as 'North Eastern Refreshment Inn, John Marshall, 16 Tanner Row' (BJ & RT 1872, 322).
- 5.10 It is reported elsewhere that by 1881 no. 39 was known as 'The Grapes' (<http://www.clementshallhistorygroup.org.uk/projects/bishophill-history/the-historic-pubs-of-bishophill>). However, it had been called The Grapes since at least March 1875, when a purse was stolen there (*York Herald*, 20th March 1875), and in July 1877 a fight between two drinkers led to a fatality (*York Herald*, 24th July 1877). It

should be noted that there were other 'Grapes Inn' establishments in the town, on Petergate and King Street. In June 1880, the Grapes Refreshment Inn, opposite the old station gates and now in the possession of Mr J S Smith, was advertised for let with immediate possession (*York Herald*, 24th June & 30th June 1880). However, in street directories, the property continued to be listed as the 'North Eastern Refreshment Inn' until 1876 (BJ & RT 1876, 104).

- 5.11 The 1881 census records a large number of people living at the property (it is not specifically named as The Grapes). Two separate properties are also listed, perhaps reflecting the division between the front and rear sections shown in 1852. The first building housed Charles Blackstone (aged 38, an innkeeper), his 20 year old wife Matilda Blackstone, John G Blackstone (11 month old son), George Bailey (43, manservant) and Ellen Neudick (18, domestic servant). A total of 13 other staff, all aged between 20 and 31, lived in the second property, presumably in the rear range. These included a housekeeper, a book keeper, a cook, a chamber maid, four housemaids, two kitchen maids, a waiter and two hotel porters; there were also three boarders at the time the census was taken (TNA RG 11/4719, p.24-25). It is presumed that all these staff served at The Grapes, although this cannot be confirmed; it is also possible that some of the staff were 'living out' and were employed at the adjacent North Eastern Hotel. In March 1881, Charles Blackstone took an advertisement in the local newspaper: "*The Grapes Commercial and Refreshment Hotel, opposite the Old Station Gates, Tanner Row. Good commercial accommodation. Chops, steaks, tea and coffee at any hour. Rum and milk every morning at six o'clock. Charles Blackstone, Proprietor*" (*York Herald*, 18th March 1881). Similar adverts appeared for several months either side of this example. Blackstone also advertised in an 1881-82 directory, where The Grapes was described as a 'commercial and refreshment hotel, possessing private sitting rooms and good bedrooms' (Stevens 1881-82, 413).
- 5.12 Only two years later, the property had changed hands, for another advertisement printed in 1883 notes: "*Grapes Hotel, opposite Old Station Gates. Visitors will find every accommodation, good beds, and refreshments, within an easy distance of the showground. James Lund, Proprietor*" (*Yorkshire Gazette*, 7th July 1883). In March 1885, an application for a music licence was refused for Patience Freeman, as the rooms were not of the prescribed size and height (*Yorkshire Gazette*, 7th March 1885). By 1891 the number of people at the property (still called The Grapes) was significantly reduced, with only Patiner Freeman (aged 63, widow, pub/hotel keeper), Sarah Freeman (29, daughter, assistant in hotel), Ward Freeman (23, son, assistant in hotel) and June Morley (16 general servant) resident (TNA RG 12/3887, p14). Freeman appears as the hotel keeper in a directory of 1893 (Cook 1893, 229).
- 5.13 The 1891 1:500 map (sheet 174/6/24, surveyed 1889) names no. 39 as the '*Grapes Hotel (P.H.)*', occupying the whole of the footprint (see figure 7B). By this date, the formerly open passage on the west side of the rear range of the building shown in 1852 had been built over, but is shown as extending from the street frontage right though to the rear yard. The rear range appears to have been significantly extended in length since 1852, while to the west, the northern end of the passage leading from Tanner Row to Rougier Terrace has also been covered over. There is still a long garden area to the rear of the Grapes, apparently accessed by a flight of steps, although its exact ownership is unclear as in 1852. The detached building adjacent to the steps shown in 1852 has been demolished and rebuilt further to the south-east following the extension of no. 39, and former 'Summer House' on the other side of the boundary has been demolished. No. 37 to the east is now shown as a single structure named as the 'North Eastern Hotel'

with a large extension to the rear. Once again, several antiquities are marked, including the line of the 'Roman road (supposed site of)' running beneath the rear range of no. 39 towards the river and on to the south-west gate of the Roman fort.

- 5.14 In 1894, no. 39 was advertised again under new management, the proprietor being Reu Myers (*Yorkshire Herald*, 22nd August 1894); he was still the publican in 1898 and 1900 (Cook 1898, 145; Cook 1900, 169). The 1901 census records that Mary A A Myers, a 39 year old widow, was the publican, and she lived there with her three daughters (aged 12, 8 and 5) and a 40 year old male relative who is described as a 'pensioner' (TNA RG/4440, p37). By 1902, no. 39 had eight bedrooms, five of which were set aside for travellers. The ground floor comprised a smoke room, a bar, and two private kitchens, although food could be supplied to guests if required. The entrance to the house part of the property was from a side passage shared with Cutforth Brothers of Micklegate (Murray 2004, 111). Mary Myers remained the publican in 1905 (Kelly & Co 1905, 60). No. 37 is marked simply as 'P.H.' on the Ordnance Survey on the 1909 25" map (sheet 174/6, revised 1907), with a footprint unaltered from 1891.
- 5.15 At around this time, a black and white photograph was taken of the frontage of the property. There are two later slide and one photographic copies of this held in York City Archives (YCA HMU/L/14/14; HMU/L/14/10; HMU/P/20/285), although the whereabouts of the original photograph is unknown. Although various dates are given on the slide copies for the original date of the photograph, the most likely is 1906, and this is used throughout the following text. The photograph (see figure 8A) shows the frontage (north elevation) to be of four storeys, not painted, rising from a slightly projecting stone plinth at threshold level, pierced by a central grille probably forming part of the barrel chute. The ground floor is formed by a four bay timber screen; three of the bays comprise windows with cambered heads, and the westernmost is a square-headed doorway with a three-pane overlight with a cambered head. The windows are separated by flat mullions and fitted with plate glass over panelled risers; the lower part of each plate glass is either painted or etched 'Wines', 'Ales' and 'Spirits' from east to west. The doorway has a large gas lamp suspended from a bracket above, the glass bearing the name of the 'Grapes Hotel'. Above the windows and door, there is a heavy moulded cornice between shaped brackets. Above the ground floor, the first, second and third floors are each of two bays. To the first and second floors, each bay has a tall window with a cambered head and slightly projecting stone sill. Each window is fitted with a 12-pane (six over six) sash frame. Between the first and second floors, there is a large painted wooden sign spanning the whole frontage for 'THE GRAPES HOTEL', while between the second floor windows, there is a bunch of grapes, presumably either wooden or wrought-iron. The grapes are suspended from a curving wrought-iron rod, which itself rises from a semi-circular wrought-iron brace spanning the gap between the windows. When of wrought-iron, symbols such as the bunch of grapes were often made by a local blacksmith (Corballis 1988, 48) and surviving examples of such inn and trade signs are now valued as folk art (Lambert & Marx 1951, 27-30; Kenny, McMillan & Myrone 2014). There is a raised stone sill band to the third floor, above which a pair of squat windows are fitted with 6-pane (three over three) sash frames. Above the windows, there is a dentilled cornice, with a hopper and fall-pipe to the east side of the elevation. The property to the immediate west has a large painted wooden sign for the Lancashire and Yorkshire Railway, with notice boards for the same below.
- 5.16 At the time of the 1911 census, the Grapes Hotel was occupied by William Charles Thompson (aged 61, a licensed victualler), his wife Maria, and his four sons (Charles, 25, shop assistant ironmongery, George, 18, shop assistant grocer,

William, 13, school, and Albert, 9, school); the building is still called 'The Grapes Hotel' and it had nine rooms (www.findmypast.co.uk). By 1920, Maria Thompson is listed as the publican (Watson 1920, 373). The property is similarly depicted on the 1931 and 1941 editions of the 25" map (sheet 174/6, revised 1929; sheet 174/6, revised 1937) as in 1909. In 1925, the publican was R H Stillborn and in 1928 it was George Cheater (Watson 1925, 290; Watson 1928, 436). By 1936 Claude Edwards was the publican and by 1951 it was John Ewan (Watson 1936, 455; Watson 1951, 43). Later directories do not give the name of the publican.

- 5.17 Two colour slides probably taken during the 1970s (YCA HMU/L/14/10) show what is almost certainly the same bunch of grapes visible on the 1906 photograph, although they had been moved to a position between the first floor windows (see figure 8B and 8C). An illuminated sign for 'The Grapes' over the doorway denotes that it was then a Bass pub, using the typeface favoured by the company (for example, see Corballis 1988, 83). The 1970s slides also show that the front had been painted white by that date. The building apparently closed as a public house in 1978, and later became *Jeeves Restaurant* (<http://www.clementshallhistorygroup.org.uk/projects/bishophill-history/the-historic-pubs-of-bishophill/>). A more recent slide taken in 1987 shows a signboard for Tony's Restaurant, with 'Tony's Greek Restaurant' painted across the risers between the plate glass windows (YCA HMU/L/14/14) (see figure 8D). The plate glass no longer bears the painted or etched signage visible on the 1906 photograph.

Site Description

Introduction

- 5.18 A detailed description of the building and its setting is given below, based on a site visit made by EDAS on the 13th October 2022. As part of this inspection, a general digital photographic record of the building and its setting, together with close-up photography of significant details, was undertaken. This was achieved using an SLR digital camera with 12 mega-pixel resolution. The photographs have been numbered and labelled with the subject, orientation, date taken and photographer's name, and a photographic register detailing the location and direction of each photograph has been completed (see Appendix 2). Those Photographs are referenced in the descriptive text below using italics and square brackets, the number before the stroke representing the date on which the photograph was taken and the number after indicating the image number, e.g. [1/032]. A number of the digital photographs are also reproduced as plates.
- 5.19 No. 39 Tanner Row is described below in a logical sequence. The location and setting, plan form, structure and architectural detailing of the building are described first, followed by the external elevations and then a circulation description of the interior, from the lowest to the uppermost floor level. The building is aligned north-west/south-east but, for the purposes of this description, it is considered to be aligned north-south, with the principal north elevation on Tanner Row. Again for ease of description, each major space on each floor level has been assigned a unique letter/number identifier (for example, B1, GF1, 1F1 etc). Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000), and for the fixtures such as shutters from Alcock and Hall (1994). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.

Plan Form, Structure and Materials (see figure 10)

- 5.20 The building is rectangular in plan, with a number of conjoined structures to the south side forming a rear range. The main body of the building has maximum external dimensions of c.9.50m north-south by c.5.30m east-west, and is of four storeys with a basement. It has a pitched, slated roof, with a single, tall, wide, brick stack, positioned at the east end of the roof on the north slope. The uppermost part of the stack has been rebuilt, and there are four ceramic pots [1/801]. The pitched roof is not evenly sloped, with the eaves of the south slope being set lower than those of the north slope. This is a result of the front and rear walls of the building not being parallel, and so to cater for this, there is actually a narrow bituminous flat ridge to the roof (CMA 2020a, 14).
- 5.21 The main body of the building has load-bearing external walls built of brick, with an average width of 0.35m. The bricks have been painted to the principal (north) elevation. However, to the rear (south) elevation, they can be seen to be handmade, brownish-red bricks, much re-pointed but originally set with a lime mortar. To the lower parts of the elevation, the bricks are not laid in any particular bonding pattern, but to the upper part, they are generally laid in a variation of English Garden Wall bond (three stretcher courses to each header course). Internally, the ground, first and second floors all have a similar floor to ceiling height of c.3m, with the third floor being somewhat lower. Where visible, all internal floors were formed by softwood boards laid over joists. The internal walls are largely plastered and painted. The roof trusses, partly visible in the attic, appear to be entirely of softwood. Much of the window glazing is original, although in poor condition.

External Elevations (see figure 9)

- 5.22 The principal (north) elevation of no. 39 faces north-west onto Tanner Row. The pavement to the immediate front of the elevation has been covered with tarmac, although it retains stone kerbs, apart from the entrance to the barrel drop which is covered with metal plates; the former grille under the central window is also covered with a metal plate.
- 5.23 The north elevation is of four storeys, rising from a slightly projecting stone plinth, painted black; the remainder of the elevation is painted white [1/788-1/790, 1/995] (see plate 1). The ground floor is formed by a four bay timber screen; three of the bays comprise windows with cambered heads, and the westernmost is a square-headed doorway with a three-pane overlight with a cambered head, now painted black. The windows are separated by flat mullions and have plate glass; the Listed Building description notes that the glass is fitted over panelled risers, although at the time of the EDAS inspection, the risers appeared to have been tiled over and painted black. Photographic evidence suggests that this was done after 1987 (see figure 8D). There is no trace of the painted or etched signs on the plate glass visible on the 1906 photograph, and these had been removed by 1987; it is assumed that the designs were painted, otherwise the existing plate glass would have to be a later replacement. Above the windows and door, there is a heavy moulded cornice between shaped brackets [1/815] (see plate 3). Above the ground floor, the first, second and third floors are each of two bays. To the first and second floors, each bay has a tall window with a cambered head and slightly projecting stone sill. Each window is fitted with an original 12-pane (six over six) sash frame. There is a raised stone sill band to the third floor, above which a pair of squat windows are fitted with original 6-pane (three over three) sash frames. Above the windows, a timber eaves band is painted black; there is no trace of the

dentilled cornice shown on the 1906 photograph (see figure 8A). An original cast-iron hopper and fall-pipe run down the east side of the elevation, held in place by fleur-de-lys clamps. A modern sign for the former restaurant is fixed above the centre of the ground floor windows.

- 5.24 The west gable of the main body of the building is largely hidden by the property to the immediate west, although what part remains visible is painted brickwork. The east gable projects slightly beyond the former North Eastern Hotel (no. 37, now Historic England offices) to the immediate east, and what is visible is of painted brickwork.
- 5.25 The rear (south) elevation is of four storeys and all of unpainted brick, although the lower part is obscured by the roof of the single storey projection which houses the southern half of room GF2 as well as the kitchen (GF4) and wash-up room (GF5) on the ground floor. The roof of this projection is flat to the north side, but the majority is shallowly pitched and slated, with a ridge running north-south; the east slope of the roof over the wash-up room is slightly lower [1/899, 1/993, 1/994] (see plate 2).
- 5.26 From the pedestrian passage which runs into the rear yard of the property to the immediate west of no. 39, it can be seen that the north part of the west gable of the projection is built from machine-made bricks laid in a variation of English Garden Wall bond (five stretcher courses to each header course) [1/990, 1/991] (see plate 4). To the west side of the south elevation, between the ground and first floors, a flat-roofed projection once housed a toilet; this projection is not an original part of the building, and was probably added during the later 19th or early 20th centuries. Again from within the property to the west, it can be seen that the machine-made brickwork described above now supports the earlier brickwork of this projection. To the immediate east of this toilet projection, there is a window fitted with a 4-pane (two over two) horned sash frame, although this is difficult to observe externally. To the east side of the first floor, a window with a cambered head is fitted with an original 16-pane (eight over eight) sash frame. Between the first and second floors, a window with a cambered head lights the internal staircase, and is fitted with an original 9-pane (three over six) sash frame. To the second floor, to the east side, there is a cambered window fitted with an original sash frame of the form described for the north elevation. To the west, between the second and third floors, there is a smaller cambered window, lighting the internal staircase, retaining part of its original frame. All of the windows noted may have slightly projecting wooden sills, as opposed to the stone sills of the north elevation. The third floor is lit by a single, original, timber dormer window. A variety of rainwater and sanitary drainage is attached to the elevation, the majority of which is modern [1/806-1/809, 1/828, 1/836] (see plate 5).
- 5.27 The external south gable and west elevation of the single storey rear projection are visible from the open passage running along the west side and courtyard to the south (see below). The west elevation of the wash-up room (GF5) appears to have a blocked window positioned towards the north end, with a slightly projecting brick plinth beneath [1/826] (see plate 6). The south gable has an inserted doorway and window, with an earlier doorway with a wooden lintel, blocked in two stages (the latest using breeze-blocks), visible to the west side [1/827] (see plate 7).

External Facilities (see figures 10 and 13)

- 5.28 To the south of the existing single storey projection, there is a small open courtyard, floored with concrete [1/835]. The west boundary of the yard is formed by a brick wall, standing over 2m high. This wall represents the east side of the adjacent pedestrian passage leading from Tanner Row to the former Rougier Terrace, and is built of machine-made bricks (average dimensions 220mm by 110mm by 70mm) laid in a variation of English Garden Wall bond (five stretcher courses to each header course) and set with a cement mortar. The east boundary wall is of a similar height but has been rendered. On the north side of the yard, the external south gable and west elevation of the wash-up room (GF5) are visible. The south end of the wash-up room now occupies the footprint shown in 1891., but map evidence indicates that in 1852 whatever structure was then present here extended further to the south (see figure 7A).
- 5.29 On the south side of the yard, there is a small detached store or shed [1/829, 1/830] (see plate 8). A building is shown in this location with the same footprint in 1891 (see figure 7B), and it may originally have housed outside W.C.'s. It replaced a similar structure shown further to the north-west in 1852 (see figure 7A), which was demolished when the rear of no. 39 was extended sometime between 1852 and 1891. It is a single storey structure, rectangular in plan, brick built and with a single pitch corrugated sheet roof sloping downwards from south to north. There is an inserted doorway and window in the north elevation. The brickwork appears to have been subject to much alteration, but has been painted, obscuring much of the structural detail; the older bricks used in the structure are handmade (average dimensions 220mm by 100mm by 65mm) and not laid in any particular bonding pattern. The interior of the structure has a concrete floor and the walls have been boarded out or rendered.
- 5.30 A flight of stone steps (again shown on maps from 1852 onwards) on the west side of the shed leads up to a shared communal area (labelled as a 'garden' on the 'as-existing' plans) at the south end of the yard [1/831, 1/834] (see plate 9); the ground surface of the communal area is set c.1.30m higher than the yard. The majority of the communal area is surface with concrete, with a small area of soil on the north side now occupied by two mature sycamore trees. These steps are also shown in 1891 (see figure 7B) and, as with the shed, they were moved to the south-east when the rear of no. 39 was extended between 1852 and 1891. In 1852, a structure on the south side of the shed and steps is marked as a 'Summer House' (see figure 7A) and, depending on its form and height, could have given views across the garden to the south running towards Micklegate, and perhaps also the yards and gardens of adjacent properties. Once again, this summer house was lost when no.39 was extended.
- 5.31 The east boundary wall of the communal area is built of red handmade bricks (average dimensions 220mm by 110mm by 55mm), laid in stretcher bond and set with a lime mortar. The wall rises to a height of 1.25m above ground level, where there is a sloping inset or plinth [1/833]. The same brickwork rises for a further 0.80m above the inset, where it is replaced by larger, brownish-red, handmade bricks. The wall rises to a stepped top, with stone coping. This wall incorporates a doorway [1/832] (see plate 10) and at the north end of the higher part of the wall, there is a curious set of metal steps, reached from the yard behind no. 37 to the east, that can be lowered to provide access across the wall and into the communal area using a pulley and wires; it presumably acts as a fire escape from no. 37. The west boundary wall of the communal area is a continuation of that described to the west side of the yard, and incorporates a set of modern double doors, while the

south wall is also built of machine-made bricks appearing modern in date with another door giving access to the south.

Interior and Circulation

- 5.32 At the time of the site inspection (October 2022), the only access to the interior of the building was through the front door in the north elevation.

Basement (see figures 10 and 13)

- 5.33 The basement or cellar is accessed via a doorway leading off the ground floor passage (GF3). This doorway opens onto a small landing, with a flight of steeply inclined stone steps descending between painted brick walls to the cellar [1/849] (see plate 11).

- 5.34 The cellar now comprises two rooms, lying wholly beneath rooms GF1 and GF2 on the ground floor. The front or north room (**B2**) is reached directly off the steps, and has a concrete floor, with painted brick walls and two east-west ceiling beams over. There is a barrel chute to the north wall [1/845], and three barrel-vaulted storage bins or recesses to the west wall [1/847] (see plates 12 and 13). A shallow recess with a chambered head at the north end of the east wall [1/846] might once have housed a window connected to an external light-well, before the former North Eastern Hotel (no. 37, now Historic England offices) was built to the east, but this is not certain. There is another shallow arched recess to the north of uncertain function.

- 5.35 The rear or south room (**B1**) is reached through a doorway in the west wall, at the base of the steps, which retains a 19th century plank and batten door hung on long spearhead strap-hinges [1/853, 1/857] (see plate 14). This room has a concrete floor with painted brick walls; the brickwork of the north wall is roughly laid in comparison to the other walls [1/850] (see plate 16). There are three shallow, floor to ceiling recesses to the east wall (not shown on 'as existing' plans), possibly originally for bottle storage but now all filled with modern racking [1/851]. The removal of several bricks from the top of the south wall revealed that there is a third cellar room to the south of this room - this could not be clearly viewed or accessed, but must lie beneath the southern, single storey part of GF2 on the ground floor.

Ground Floor (see figures 10 and 13)

- 5.36 Turning to the ground floor, the front doorway retains the original c.1843 four-panel door [1/814], although the panels have been covered over to the interior (see plate 15). The doorway opens into a small lobby, which itself leads into the northernmost ground floor room (**GF1**), most recently used as a bar. There is a modern bar to the south-west corner, and the ceiling has been lowered, obscuring the heads of the windows to the north wall [1/816] (see plate 17). However, the original ceiling can be viewed from a hatch within the ground floor passage (GF3), which shows that the room was once crossed by a substantial east-west ceiling beam with chamfered soffits, following the same line as the room's south wall [1/837]. The existing south wall appears to be a modern creation [1/817]. To the east wall, there is a former chimney breast, flanked by semi-circular headed recesses, all of which appear to be original [1/818] (see plate 18).

- 5.37 Moving south, the southern ground floor room (**GF2**) is twice the length of the north room (GF1) and was most recently used as a restaurant. The line of the rear wall

of the building is marked by a boxed-in downstand beam, running east-west across the approximate centre of the room, and it is likely that it originally formed two separate spaces [1/819]. The northern half of the room (**GF2N**) lies within the main four storey body of the building, whereas the southern half (**GF2S**) lies within the single storey projection to the base of the rear elevation described above. To the north of the downstand beam, in the east wall of GF2N, there are two semi-circular headed recesses, possibly once flanking a fireplace, although the space between them is perhaps too narrow [1/821] (see plate 19). To the south of the downstand beam, in the east wall of GF2S, there is a definite chimney breast, again flanked by a pair of semi-circular headed recesses [1/822, 1/824, 1/825] (see plate 20).

- 5.38 Moving south again, the former kitchen (**GF4**) has a terrazzo floor, plastered walls and is open to the roof ridge height. It is crossed by a single, centrally positioned east-west roof truss, comprising angle-iron principals and struts held in place by a round-section tie-bar and of bolted construction throughout; this probably dates to the first half of the 20th century. There is a large timber skylight over the west side of the room, fitted with safety glass. To the south of the kitchen, the former wash-up room (**GF5**) also has a terrazzo floor and is crossed by a truss of the same form as that in the kitchen to its north end.
- 5.39 There was once a narrow passage (**GF3**) running along much of the west side of the plot in which the building stands. Map evidence suggests that a straight route from the front doorway through to the base of the staircase (i.e. within the main body of the building) was in place by 1852 but by 1891 the full length running along the rear projection had been built over (see figure 7). To the west of the staircase, this passage is 1.60m wide and floored with painted concrete, but the wall on the west side of the stairs is clearly a later insertion as evidenced by the presence of the balustrade. There must formerly have been a small narrow hall here, with the passage proper only commencing to the south i.e. beyond the rear wall of the main building and originally being a wholly external feature, as shown in 1852. The west wall of the former hall area retains probable later 19th century tongue and grooved panelling to dado level. Above the dado, the wall covering was once divided into several larger panels by timber uprights; these again appear to be 19th century in date, although the infill between them is clearly modern fibreboard [1/840] (see plate 21). Moving south past the cellar doorway, there is a slight offset to the passage's west wall, which marks the line of the original rear wall of the building [1/841] (see plate 22). In the same area, to the east wall, there is a 1.20m long section of the passage which has been rebuilt using machine-made bricks [1/842]. The roof over the passage here is formed by a pitched roof, running east-west, with a skylight to one side [1/843] (see plate 23); this is part of the pitched roof over the northern half of ground floor room (GF2) described above. Further south, adjacent to the kitchen (GF4), the east wall of the passage contains a blocked window with a cambered head. The roof of the kitchen is carried over the passage, whilst against the west wall there is a down pipe with a hopper head [1/844] (see plate 24). All of these features indicate that the passage was once open here (as shown in 1852), and was only later covered over (as shown in 1891).

First Floor (see figures 11 and 14)

- 5.40 Access to the first floor of the building is via the original dog-leg staircase to the west of room GF2N. The staircase is of timber construction throughout, of closed-string form, with grooved stick balusters, a turned newel, moulded handrail and original skirting board [1/858] (see plate 25). The presence of the balustrade to the

west side indicates that the wall here, separating the stairs from the passage to the west, is a later insertion (see figure 13).

- 5.41 The staircase rises to a small half-landing, lit by a window in the south wall, and with access to an adjacent small room formerly housing a toilet [1/860]. The staircase then continues to rise to the first floor hall (**1F1**), from which both first floor rooms can be accessed. The hall is floored with north-south aligned softwood boards (average width 0.17m) and retains its original skirting boards. There was formerly an inserted timber glazed screen at the head of the stairs (CMA 2020b, 12) but this had been removed by the time of the EDAS inspection.
- 5.42 The larger, north, first floor room (**1F2**) is entered through a doorway on the north side of the hall; both the doorway architrave and the door itself are modern replacements. The room is floored with east-west softwood boards (average width 0.18m) and retains its original skirting boards, dado rail and ceiling cornice [1/866]. The room was heated by a fireplace in the east wall, which retains its mid-late 19th century wooden chimney piece, comprising jambs with corner blocks (including a circular bulls-eye detail to the upper blocks) and a moulded mantel shelf [1/863] (see plate 26). A polished stone surround survives to the fireplace, within which there is a cast-iron surround to the grate [1/864] (see plate 27). However, the tiles between these two features have been painted over recently and the existing grate appears to be modern. The fireplace is flanked to the south by a low cupboard of late 19th century appearance. The room was lit by two windows in the north wall, each fitted with an original 12-pane (six over six) sash frame [1/865] (see plate 28).
- 5.43 The smaller south room (**1F3**) is entered through a doorway on the east side of the hall (1F1), which appears to retain its original architrave. The room is floored with north-south softwood boards (average width 0.17m) but has otherwise been much modernised, with partitions used to create a bathroom and two toilets. The room was formerly heated by a fireplace at the south end of the east wall; the fireplace retains a mid-late 19th century cast-iron register grate, set within a plain stone surround [1/867, 1/868] (see plates 29 and 30).

Second Floor (see figures 11 and 14)

- 5.44 The original dog-leg staircase rises from the first floor hall (1F1) to another small half-landing, lit by an original sash window in the south wall [1/870, 1/872] (see plate 31), and from here to the second floor hall (**2F1**), from which all three first floor rooms can be accessed. The hall is floored with north-south softwood boards (average width 0.17m) and retains a small section of its original skirting boards to the west wall.
- 5.45 The two northern rooms (**2F2** and **2F3**) were once a single room, but are now subdivided with modern partitions. Both rooms have been extensively refurbished, and skirting boards in both rooms are modern, dating to after the sub-division into two spaces; however, both are floored with east-west aligned softwood boards (average width 0.17m). The east room (**2F3**) was heated by a fireplace in the east wall. This retains a mid-late 19th century cast-iron register grate, set within a later wooden surround [1/875, 1/877] (see plate 32). Both rooms are lit by a window in the north wall, each fitted with an original 12-pane (six over six) sash frame [1/878] (see plate 33).
- 5.46 The third room (**2F4**) to the south-east corner of the second floor has also been subject to modern sub-division to create a bathroom and kitchen. It is floored with north-south softwood boards (average width 0.17m), and was formerly heated by a

fireplace at the south end of the east wall. This fireplace retains a mid-late 19th century cast-iron register grate, set within a plain stone surround [1/881, 1/882] (see plates 34 and 35). It was previously stated that there were 'original cupboard doors' in this room (CMA 2020b, 12) but these were not present at the time of the EDAS inspection.

Third Floor (see figures 12 and 15)

- 5.47 The original dog-leg staircase rises again from the second floor hall (2F1) to a series of winders, lit by a window in the south wall, and from here to the third floor hall (**3F1**), from which all three first floor rooms can be accessed. The hall is floored with north-south softwood boards (average width 0.17m), now largely obscured by a later covering, and retains a small section of its original skirting boards to the east and west walls; the staircase balustrade is carried across the top of the landing [1/897] (see plate 37).
- 5.48 The two northern rooms (**3F2** and **3F3**) were again once a single room, but are now sub-divided with modern partitions. They are floored with east-west aligned softwood boards (average width 0.17m), now largely obscured by a later covering. Both rooms have been extensively refurbished, and skirting boards in both rooms are modern, dating to after the sub-division into two spaces. The rooms are lit by squat windows with original 6-pane (three over three) sash frames in the north wall [1/889, 1/890] (see plate 36). The east room (**3F3**) was heated by a small fireplace positioned towards the south end of the east wall. The fireplace opening has a four-centred arch flanked by spandrels with foliate decoration, set within a stone surround with mantelshelf, and retains a small mid-late 19th century cast-iron register grate [1/891, 1/895] (see plate 38). To the immediate south of the fireplace, in the corner of the room, there is an original fitted cupboard with a two-panel door [1/894]. The interior has a coat rail once provided with two coat hooks and a wooden shelf over, but at a later date the coat hooks were removed and a second shelf added [1/892] (see plate 39).
- 5.49 The third room (**3F4**) to the south-east corner of the second floor is floored with north-south softwood boards (average width 0.17m), now largely obscured by a later covering. It may formerly have been heated by a fireplace at the south end of the east wall, and such a feature is referred to in an earlier description (CMA 2020b, 13), although there was no visible trace of this at the time of the EDAS inspection. There are two original wall cupboards to the north end of the east wall, both fitted with four-panel doors [1/883, 1/887] (see plate 40). The doors open to reveal a coat rail with three probable original coat hooks to each interior, and a wooden shelf over [1/885, 1/886] (see plate 41).
- 5.50 Parts of the softwood roof structure are visible over this room and those to the north; the overall form of the trusses cannot be seen, but all visible parts have beaded soffits [1/888] (see plate 42). It is assumed that the ceilings over are largely lath and plaster.

Summary of Development of 39 Tanner Row

- 5.51 The documentary research undertaken for this Heritage Assessment has uncovered possible evidence that no. 39 Tanner Row was in use as an inn/public house in 1843, and so was presumably built before this, contradicting the statement made in the Listed Building description that it was constructed between 1845 and 1850. However, the site inspection uncovered no clear structural evidence that the property was any earlier than the 1840s, or that it incorporated

parts of an earlier structure. It appears to have formed part of a wholesale redevelopment of this side of Tanner Row which took place after, and must have been partly, if not wholly, stimulated by the opening of the nearby railway station in 1841. No. 37, to the immediate east of no. 39, was newly constructed in 1853 as a hotel, while to the west, no. 43 Tanner Row (shown as three properties in 1852) is also dated to 1845-50 in the Listing description. Given that this part of the Tanner Row frontage is shown as being built up on historic maps from at least the early 17th century (see figures 4 and 5), and was almost certainly occupied at least in part from the medieval period onwards, it is assumed that any standing earlier properties were completely demolished to allow this mid-19th century redevelopment to take place. It is of course possible that any stripping out works during the conversion of no. 39 might reveal traces of an earlier structure within it, but at present there is no convincing structural evidence to suggest that this might be the case, and it would seem that no. 39 was built on a previously levelled site.

- 5.52 No. 39 Tanner Row was therefore almost certainly purpose-built as an inn/public house, ideally situated close to the entrance/exit of the newly-built railway station, to attract passing trade and provide accommodation for commercial travellers and other guests. It was initially known as *The Railway Coffee House* and *The North Eastern Refreshment Inn* but by 1852 it was *The Refreshment Public House*, and it continued as such (with slight variations) until at least 1875 after which it was known as *The Grapes*. In 1853, the property was described as a 'well accustomed TAP'. The term 'tap' or 'tap room' is a very common one applied to 19th century public houses - the derivation of the term is uncertain, but by the mid-19th century it was usually applied to a room removed from the public bar and servery (Brandwood, Davison & Slaughter 2004, 66). In 1867, the occupier of the property applied for separate spirit licence, as this had previously been held jointly with the adjacent North Eastern Hotel.
- 5.53 The 1:1056 Ordnance Survey map of 1852 (sheet 11, surveyed 1851) is therefore the first map to show the newly-built no. 39 in any detail (see figure 7A); no earlier plans depicting it in any detail have been uncovered.
- 5.54 When originally constructed, no. 39 was a four storey building with cellars, having a pitched slated roof and built of brick throughout. The principal entrance was through the doorway in the north elevation (the street frontage), and there was a covered passage running the full depth of the building, along its west side. This passage would have given access to the ground floor stair hall, which was originally more open than it is now, and which retains a small amount of tongue and grooved panelling, typical of the kind of basic wall treatment that would be expected in a circulation space in a later 19th century public house (Brandwood, Davison & Slaughter 2004, 144-145). The main body of the building was two rooms deep, comprising GF1 and the northern half of GF2 (GF2N) on the ground floor; room GF1 was heated by a fireplace in the centre of the east wall flanked by arched recesses, whilst room GF2N may have only had arched recesses. It may be that the front room (GF1) formed the public bar and servery, with room GF2N perhaps comprising a tap room; any sub-division between the two is likely to have been a screen, rather than a solid wall. Some larger inns, such as examples in Bradford (West Yorkshire), had a ground floor room specifically set aside for travellers or commercial guests (Jennings 1995, 120), but there was perhaps not room for this at no. 39. Another feature of northern pubs, including those in Yorkshire, was a drinking lobby in the form of a corridor or passage (Brandwood, Davison & Slaughter 2004, 73-74), but there is no evidence to suggest that the passage at no. 39 was used for this purpose. Barrels would have been stored in the front (north) cellar (room B2), with bottles in the rear (south) cellar (room B1).

- 5.55 After leaving the main body of the building, the passage (GF3) continues along the west side of the rear range; the historic maps show that this was initially open but by 1891 it was covered over (see figure 7). The north end of the rear range contained the southern half of the larger room (GF2S), which was heated by a fireplace in the centre of the east wall, again flanked by arched recesses. This space could have been used as the smoke room referred to in 1902. This room also appears to have had a cellar beneath it, although no access into this space is now possible. The north part of the range was never more than a single storey in height where it met the main building's south elevation, but it is possible that the remainder was once more than a single storey, as will be outlined below.
- 5.56 The rear range has been much altered, but the former external west wall (now the east wall of passage GF3) retains some original features, such as a blocked window with a cambered head similar to those seen in the north and south elevations of the main body of the building. The south end of the range was extended further into the rear yard sometime between 1852 and 1891, resulting in the steps and rear shed being demolished, and rebuilt in their current position. It is considered likely that the angle-iron roof trusses over the kitchen (GF4) and wash-up room (GF5) date to the first half of the 20th century.
- 5.57 The first, second and third floors of the building all comprised a stair hall (1F1, 2F1 and 3F1), with a larger front (north) bedroom (1F2, 2F2/2F3 and 3F2/3F3), and a smaller rear (south) bedroom (1F3, 2F4 and 3F4), both heated and probably originally provided with fitted cupboards for storage of clothes and other possessions. This makes a total of six bedrooms, although it is possible that the front first floor room (1F2) could have functioned as a club or assembly room, a common first floor room usage in 19th century public houses and inns (Brandwood, Davison & Slaughter 2004, 67).
- 5.58 The 1851 census records six people living at the property, with 11 there in 1861. In 1881, the census recorded no. 39 as two properties, with five people living in one and 13 (all servants or domestic staff) in the other; this division presumably represents the main body of the building and the rear range. Even allowing for some bedrooms in the main body being separated along gender lines and/or having multiple single beds, it is difficult to see how such a large number of other people could have been accommodated here. It is therefore suggested that part of the rear range must have included additional accommodation for domestic staff and servants, and it may have been of two storeys originally; whether or not all the staff were employed at no. 39, or whether some were at the adjacent hotel (no. 37), is unknown. It is assumed that any kitchens were also placed in this rear range, but there is no surviving evidence for the provision of any stabling, which is unsurprising given the difficulties of access into the rear yard area. The 1891 census records only four people resident at no. 39, while in 1902 there were eight bedrooms, five of which were set aside for travellers. Again, this, together with the fact that the house part of the property was accessed from a side passage shared with Cutforth Brothers of Micklegate (which must be represented by the existing pedestrian access to what was Rougier Terrace), suggests that there was still also some accommodation in the rear range. The rear range was subsequently much altered, possibly partly reduced in height and the existing pitched roof constructed. There is little evidence for the early provision of any W.C.'s, apart from the rear projection set between the ground and first floors and accessed off the internal staircase, and this is itself a later addition to the building rather than an original feature; it is possible that the shed or store in the rear yard once contained outside W.C.'s.

- 5.59 During the 20th century, there was some sub-division to the upper floor front (north) bedrooms, as well as the improvement of facilities with the installation of modern bathrooms in some of the rear (south) bedrooms. It is believed that the property closed as a public house in 1978 and was subsequently converted into a restaurant. This no doubt involved further alterations to the existing kitchen and wash-up spaces on the ground floor (GF4 and GF5).

The Setting of 39 Tanner Row

- 5.60 As previously noted, 39 Tanner Row occupies a narrow but extended burgage plot towards the centre of the south side of Tanner Row, c.90m to the west of the Tanner Row/George Hudson Street/Rougier Street junction, and c.90m to the east of Toft Green (see figure 6). It is placed almost directly opposite the south-east end of the partly-pedestrianised Station Rise, which runs between the Grand Hotel and the York City Council's West Offices (the former station).
- 5.61 There is a long enclosed yard to the south of the building, measuring c.25m long by up to a maximum of c.6.30m wide. It can be accessed either through the building itself or from the southernmost part of the yard, which forms a shared communal area between adjacent properties here. The majority of this yard is occupied by a rear range or projection which incorporates the southern half of room GF2, the kitchen (GF4) and the wash-up room (GF5). To the south of this is a small, open courtyard beyond which there is a small store or shed which occupied the same footprint as a building shown here from 1852 onwards; this may have served as outside W.C.'s. On the west side of this shed is a flight of stone steps (again shown on maps from 1852 onwards) which leads up to the shared communal area at the south end of the yard; the ground surface of the communal area is set c.1.30m higher than the yard.
- 5.62 In terms of the wider landscape, although much smaller than the adjacent Historic England offices (no. 37) to the east, no. 39 is visible for some distance from the north along Station Rise due to its front being painted white [1/791] (see plate 43). It remains visible from the northern end of Station Rise, some 100m to the north-west [1/792-1/794] (see plate 44), and can also be seen from that part of the city walls immediately to the east of the breach made for Station Road [1/795-1/797], c.120m to the north-west. Conversely, no. 39 is not as visible from along Tanner Row itself, due to the narrowness of the frontage and the fact that the road curves away slightly to the south in both directions from the point where it meets Station Rise. The building is still visible up to c.20m to the west [1/798, 1/799] (see plate 45), but beyond this it can barely be seen [1/800]. The situation is similar to the east. No. 39 is clearly visible from the front of the adjacent Historic England offices, some 25m to the east [1/802] (see plate 46), but beyond the latter only the slightly projecting painted brickwork of the east gable can be seen [1/803]. It is still possible to gain a limited view of the latter from the junction of Tanner Row and Rougier Street, some 80m to the east [1/804, 1/805], but the gable is not a prominent feature in the street scene from this viewpoint. The rear yard of no. 39 provides views to the rear of the properties to either side, and will itself be overlooked by these properties.

6 ASSESSMENT OF SIGNIFICANCE

Assessment of the Significance of 39 Tanner Row

- 6.1 Advice on the criteria to be used when assessing the significance (or value) of heritage assets is contained within several Historic England documents (2015; 2019), as well as in earlier English Heritage guidance (2008). This guidance states that heritage assets are considered to have a significance based on their evidential, historical, aesthetic or social/communal value: evidential value derives from the potential of a place to yield evidence about past human activity; historic value derives from ways in which past people, events and aspects of life can be connected through a place to the present, and it tends to be illustrative or associative; aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; and social/communal value derives from the meaning of a place for the people who relate to it, or for whom it figures in their collective memory (English Heritage 2008, 28-32). The NPPF also defines 'significance (for heritage policy)' as the value of a heritage asset to this and future generations because of its heritage interest - this interest may be archaeological, architectural, artistic or historic (MHCLG 2021, Annex 2: Glossary). Significance therefore derives not only from a heritage asset's physical presence, but also from its setting.
- 6.2 Taken together, the above documents identify the need to understand the importance of the heritage values, to understand the level of significance of an asset, and to provide an assessment of the development impact on significance; the latter two also being requirements of the NPPF. However, none of the documents provide a methodology for the ranking of significance of heritage assets, and so a scale and hierarchy derived from the Cultural Heritage and Environmental assessments of the Highways Agency's *Design Manual for Roads and Bridges* (Highways Agency 2019a & b) has been created (see Appendix 3). An understanding of the relative significance of affected heritage assets is important because of the issue of proportionality expressed in NPPF paragraphs 199 to 202.
- 6.3 Following the criteria given in Appendix 3, the significance of heritage assets can range from Negligible to Very High. No. 39 Tanner Row is Grade II listed, and so is considered to be of national importance, and it also lies within the city's historic core Conservation Area.
- 6.4 Based on current documentary and structural evidence, it is suggested that no. 39 Tanner Row was possibly built just prior to 1843, forming a purpose-built inn or public house. It replaced whatever earlier building had been standing here, and formed part of a wholesale redevelopment of this side of Tanner Row which was stimulated by the opening of the nearby railway station in 1841. The property was ideally situated to provide accommodation and refreshment for commercial travellers and other guests using the railway. Seemingly initially named as the *Railway Coffee House* and the *North Eastern Refreshment Inn*, by 1852 it was known as *The Refreshment Public House*, and continued as such (with slight variations) until at least 1875 after which it was known as *The Grapes*.
- 6.5 When originally constructed, no. 39 was a four storey building with separate beer barrel and bottle storage cellars below, having a pitched slated roof and built of brick throughout. The principal entrance was through the doorway in the north elevation (the Tanner Row street frontage), set within a relatively plain ground floor screen having three plate glass windows with cambered heads separated by flat

mullions. Rear access was provided by a separate passage running the full depth of the building along its west side. The main body of the building was two rooms deep, and on the ground floor these may have formed the public bar and servery, and a tap room. There are few surviving original or early decorative finishes, and those that do (such as the tongue and grooved panelling in the staircase hall) are typical of the basic decorative treatment seen in a later 19th century public house (see figure 13). No. 39 has retained many of its original sash windows, but these are now generally in poor condition.

- 6.6 From the main body of the building, the passage continued as an external feature along the west side of the rear range, although it was covered by 1891. The north end of the rear range was of a single storey only and may have formed a smoke room; it also appears to have had a cellar beneath at least part of it. The remainder of the rear range may once have been two storeys in height, providing additional accommodation for staff and servants, and perhaps also housing kitchens. The range was shortened between 1852 and 1891, and may have been reduced to a single storey during the early 20th century. There was no stabling at the public house, but there were possibly outside W.C.'s in the rear yard.
- 6.7 The original staircase survives within the building, rising to a stair hall on each of the first, second and third floors (see figures 14 and 15). Each of the upper floors comprised a larger front (north) bedroom and a smaller rear (south) bedroom, all heated and probably originally provided with fitted cupboards for storage of clothes and possessions. Most retain their original fireplaces, as well as a few pieces of fitted furniture, although only the first floor front room preserves a full range of decorative finishes. During the 20th century, there was some sub-division to the front (north) bedrooms, as well as the improvement of facilities with the installation of modern bathrooms in some of the rear (south) bedrooms.
- 6.8 It is believed that the property closed as a public house in 1978 and was subsequently converted into a restaurant. It is possible that if the internal finishes such as wall plaster were removed (for example during conversion or renovation works), then more surviving structural evidence about the different functions of the various rooms and the usage of the building as a whole might be revealed. It is not presently known whether the cellars under the building were newly-dug as part of the 1845-50 construction, or whether they remain from earlier structures on the site.
- 6.9 Taken as a whole, and based on the criteria explained in Appendix 3, no. 39 Tanner Row can be considered to have a *Medium value of significance*.

Assessment of the Setting of no. 39 Tanner Row

- 6.10 An important aspect to be considered when determining the significance of a heritage asset is the contribution made by its setting. The NPPF defines the 'setting of a heritage asset' as being the surroundings in which a heritage asset is experienced - its extent is not fixed and it 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 (MHCLG 2021, Annex 2: Glossary). It is also important to appreciate that setting relates to how an asset is experienced rather than just intervisibility. Historic England consider that the importance of setting depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset under consideration.

- 6.11 Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment and how impacts can be mitigated, is also contained within the Highways Agency's *Design Manual for Roads and Bridges* (Highways England 2019a & b). Historic England (2017) advocate a five-step approach, as follows:
- (1) Identify which heritage assets and their settings are affected;
 - (2) Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - (3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - (4) Explore ways to maximise enhancement and avoid or minimise harm;
 - (5) Make and document the decision and monitor outcomes.
- 6.12 A value grading system, in respect of the setting of an identified heritage asset, has been formulated, namely Very High, High, Medium, Low and Negligible; details as to how these grades can be applied are given in Appendix 3. The value given to the setting of an asset is therefore taken into account when determining the significance of the asset.
- 6.13 No. 39 Tanner Row has an important spatial relationship with the adjacent properties, with those lining Tanner Row and Station Rise, and indeed part of the city walls. The street frontage of the building is relatively plain, lacking the architectural brashness or external decoration/advertising that a casual observer might associate with a typical mid-19th century public house; the 1906 photograph (see figure 8A) shows that such external decoration/advertising was once present, and parts of it survived until the 1970s. However, the street frontage is relatively unaltered from when first built, and preserves the ground floor screen and the original glazing to the upper floors. Furthermore, it is the only structure on this part of Tanner Row which has a frontage which conforms to the (assumed) individual medieval burgage plot width, the properties to either side having frontages which covered several plots and which now provide little idea of earlier property subdivisions.
- 6.14 While no. 39 Tanner Row has a visual relationship with much more ancient structures such as a section of the city walls, in its own right it forms part of a local urban landscape that was re-developed in response to the opening of the nearby first railway station in 1841. This includes the Grade II* Listed old station itself, as well as the Grade II* Listed former North Eastern Railway Company Offices, which relate to a later phase of York's railway history. This part of York's urban landscape is arguably less well known and certainly less well visited than other parts of the city centre, and yet its development, and the railways with which it was associated, has had a profound impact on the historic layout and development of the city.
- 6.15 Taken as a whole, the setting of no. 39 Tanner Row can be considered to have a *High value*, due to the reasons set out above. This has been taken into account when determining the significance of the building (see above).

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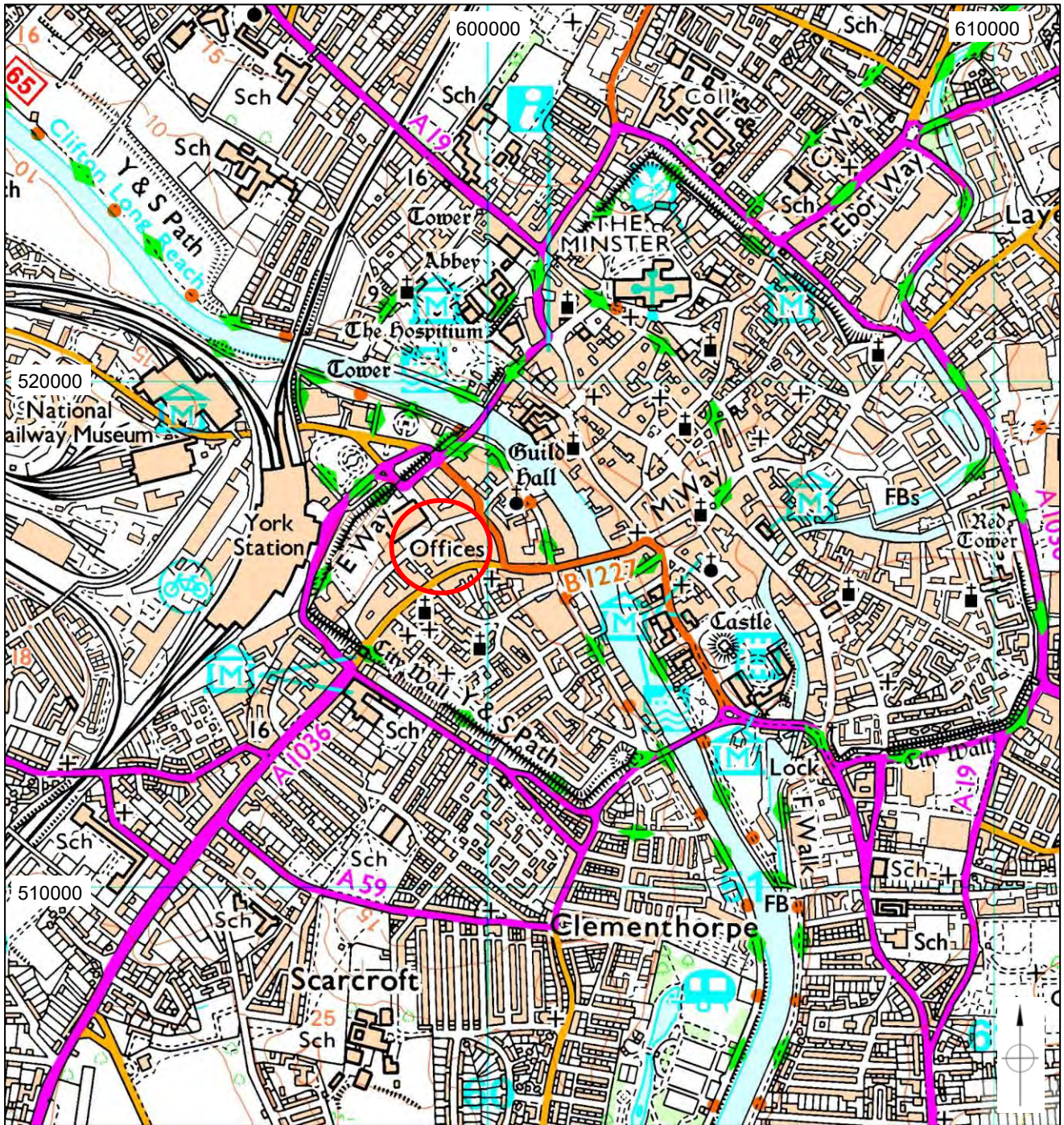
<https://cyc.maps.arcgis.com> = City of York Council map-based information

<https://her.york.gov.uk/map> = York Historic Environment Record

<http://www.clementshallhistorygroup.org.uk/projects/bishophill-history/the-historic-pubs-of-bishophill> = Clements Hall Local History Group: Historic Pubs of Bishophill

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| | | | |
|---------|----------|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | GENERAL SITE LOCATION | |
| SCALE | AS SHOWN | DATE | FEB 2023 |
| | EDAS | FIGURE | 1 |



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|---------|----------|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | SITE LOCATION | |
| SCALE | AS SHOWN | DATE | FEB 2023 |
| EDAS | | FIGURE | 2 |



- Designated Assets
- Grade I Listed Buildings
 - Grade II* Listed Buildings
 - Grade II Listed Buildings
 - Boundary of Conservation Character Areas
north - Railway Area (Area 22)
south - Micklegate (Area 22)

See Appendix 1 for full details of Listed Buildings

Boundary of Conservation Area:
Micklegate CA to south,
Railway CA to north



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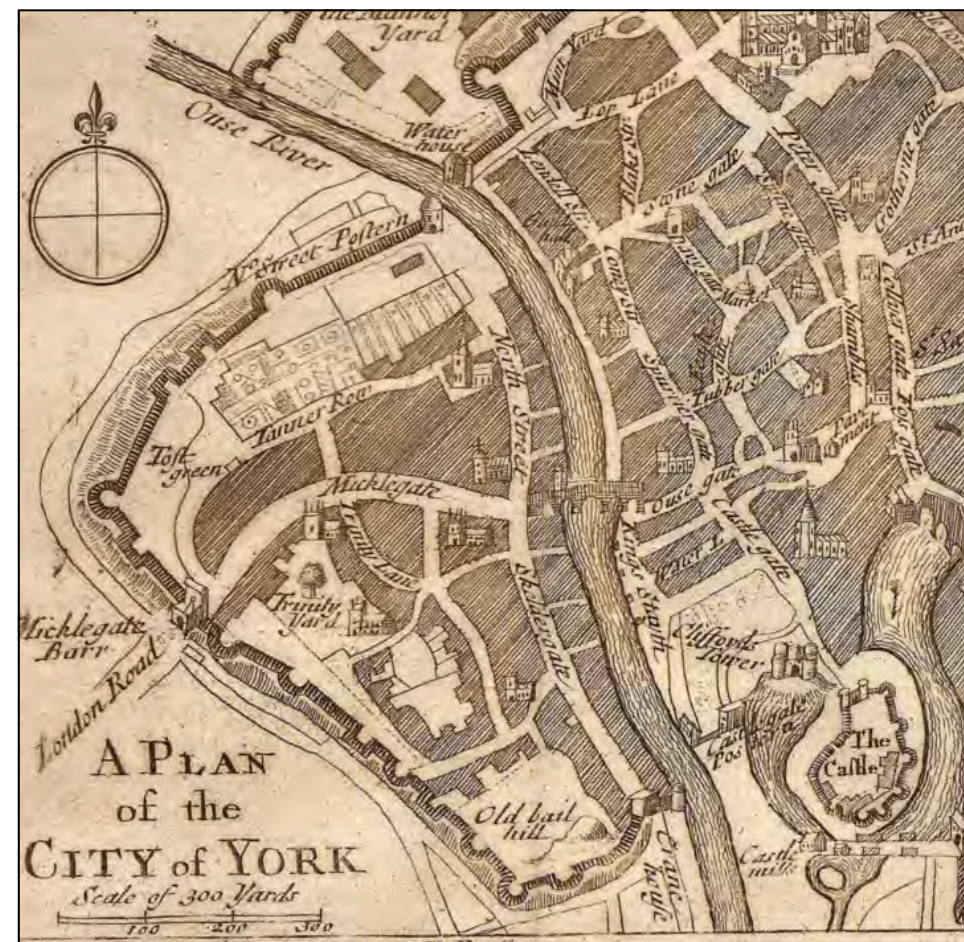
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| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | | |
| IDENTIFIED DESIGNED ASSETS | | | |
| SCALE | DATE | | |
| AS SHOWN | FEB 2023 | | |
| EDAS | | FIGURE | 3 |



A: Braun and Hogenberg's map of York 1617 (YCA MAP-1-4-1).



B: Section of Horsley's map of York 1694 (YCA MAP-1-12-1).



C: Section of Gent's map of York 1730.

| | | | |
|---------|-----|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | HISTORIC MAPS 1611-1730 | |
| SCALE | NTS | DATE | FEB 2023 |
| EDAS | | FIGURE | 4 |

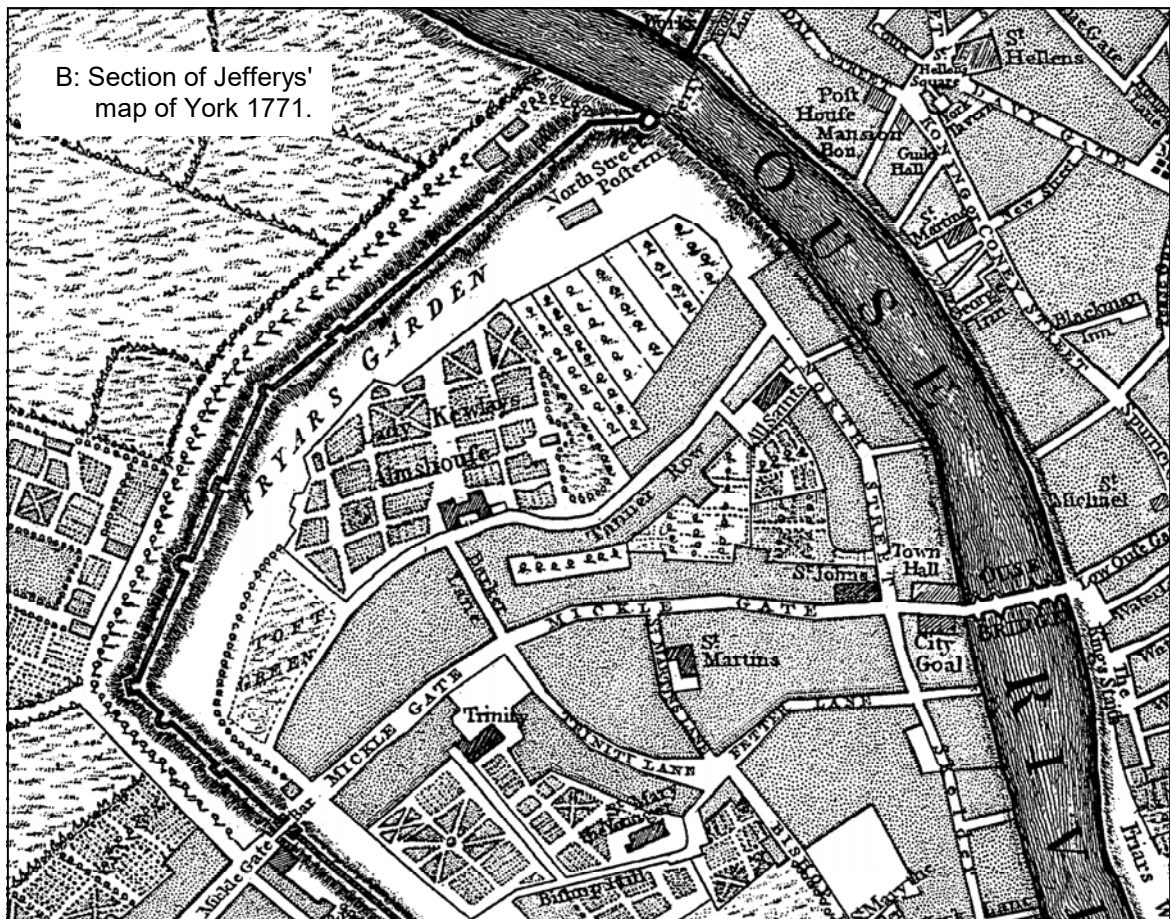
A: Section of Chassereau's map of York 1750 (YCA MAP-1-19-1).



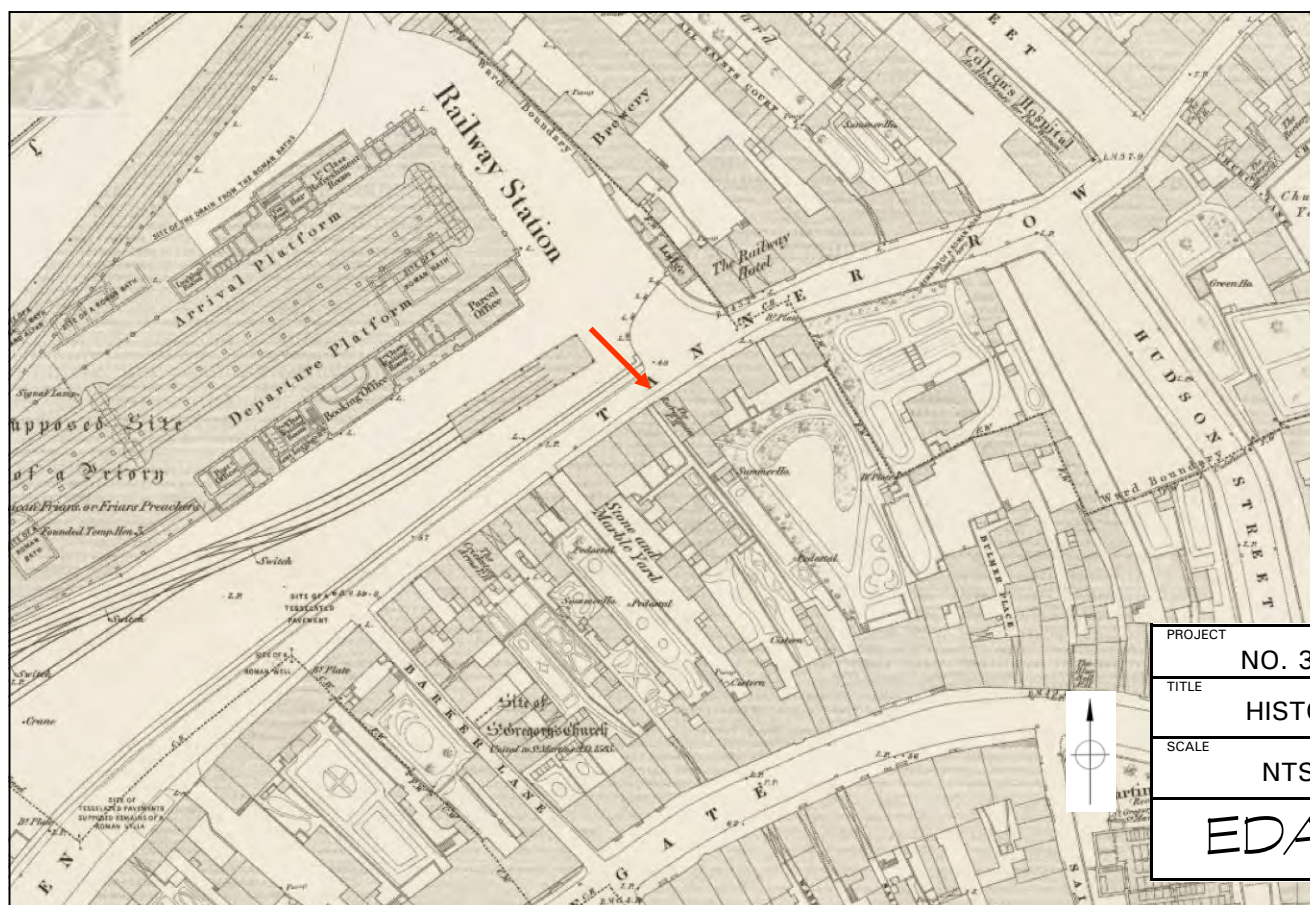
C: Section of Bellerby's map of York 1825 (YCA MAP-1-31-1)



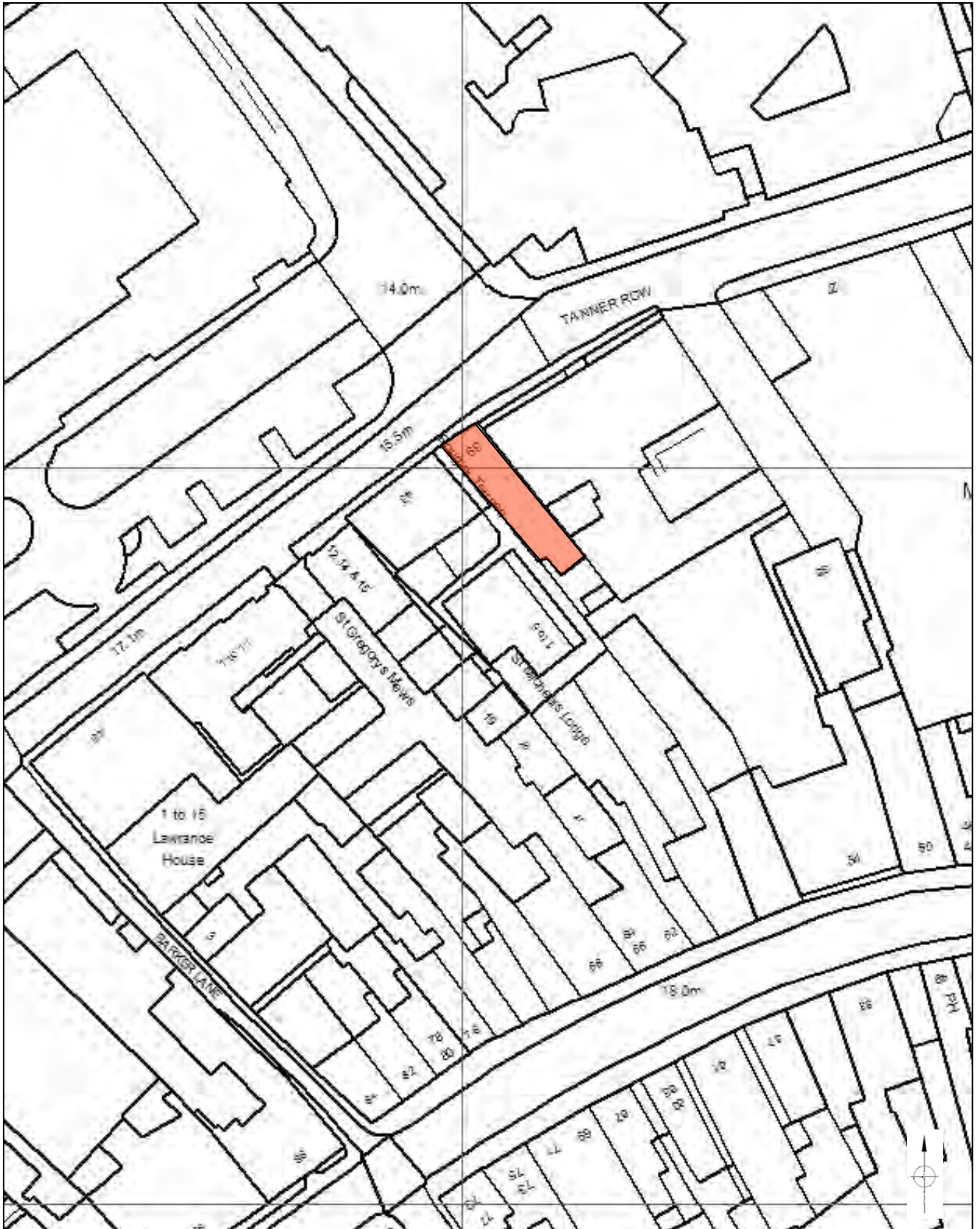
B: Section of Jefferys' map of York 1771.



D: Section of 1852 Ordnance Survey 1:1056 town map York (sheet 11, surveyed 1851).



| | | | |
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| PROJECT | NO. 39 TANNER ROW, YORK | | |
| TITLE | HISTORIC MAPS 1750-1852 | | |
| SCALE | NTS | DATE | FEB 2023 |
| EDAS | | FIGURE | 5 |

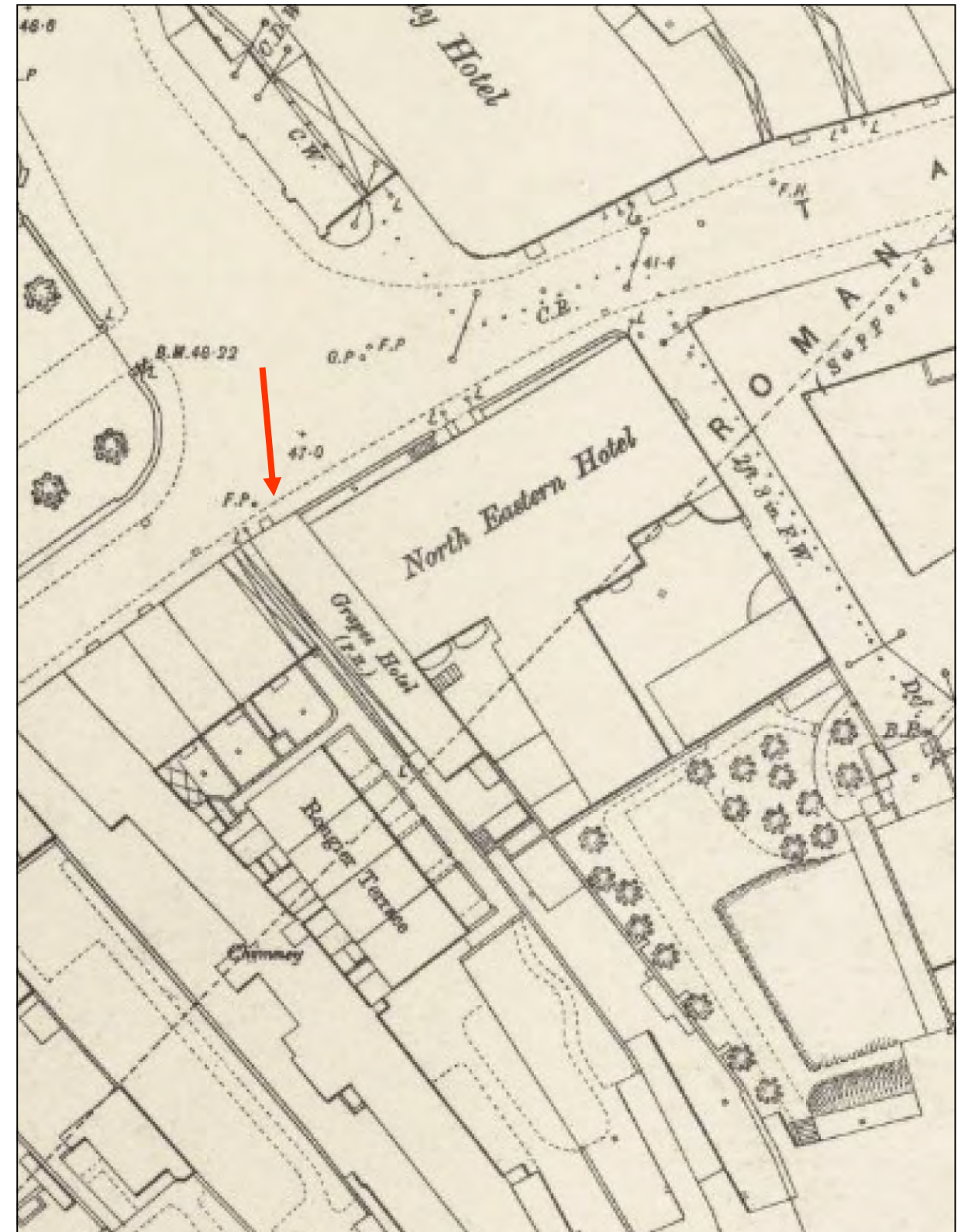


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| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | DETAILED SITE LOCATION | |
| SCALE | AS SHOWN | DATE | FEB 2023 |
| EDAS | | FIGURE | 6 |



A: 1852 Ordnance Survey 1:1056 town map York (sheet 11, surveyed 1851).



B: 1891 Ordnance Survey 1:500 town map York (sheet 174/6/24, surveyed 1889).



| | | | |
|------------------------------|-----|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | | |
| ORDNANCE SURVEY MAPS 1852-91 | | | |
| SCALE | NTS | DATE | FEB 2023 |
| EDAS | | FIGURE | 7 |



A: Slide of 1906 photograph (source: YCA HMU/L/14/14).



B: 1970s slide of sign (source: YCA HMU/L/14/10).



C: 1970s slide of sign (original out of focus) (source: YCA HMU/L/14/10).



D: 1987 slide of Tanner Row (source: YCA HMU/L/14/14).

| | | | |
|--------------------------------|-----|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | | |
| HISTORIC PHOTOGRAPHS 1906-1987 | | | |
| SCALE | NTS | DATE | FEB 2023 |
| EDAS | | FIGURE | 8 |

| | | | |
|---------|-----|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | ELEVATIONS AS EXISTING | |
| SCALE | NTS | DATE | FEB 2023 |
| EDAS | | FIGURE | 9 |



EAST
ELEVATION

NORTH ELEVATION
[TANNER ROW]

SOUTH ELEVATION

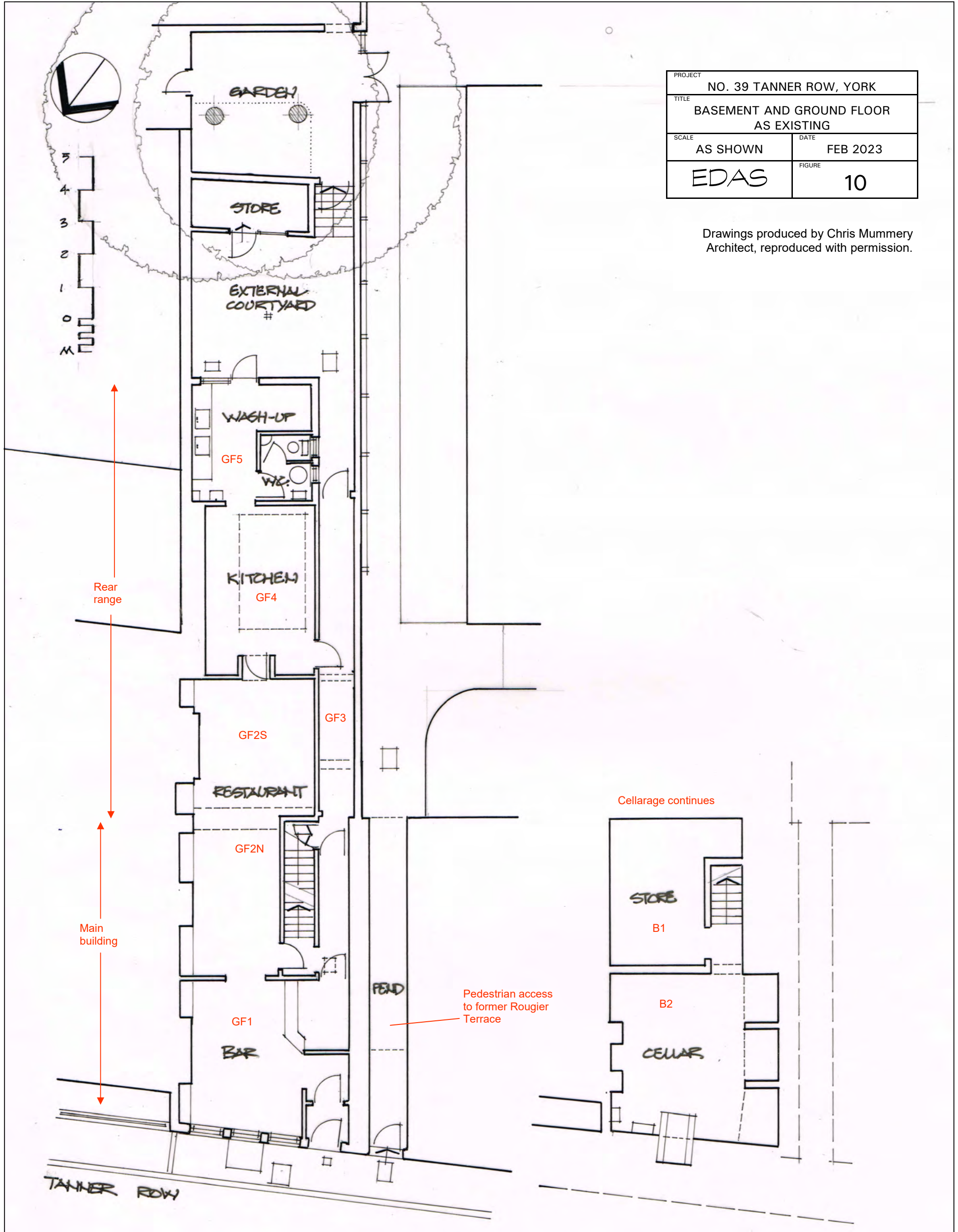
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| PROJECT | |
| NO. 39 TANNER ROW, YORK | |
| TITLE | |
| BASEMENT AND GROUND FLOOR AS EXISTING | |
| SCALE | DATE |
| AS SHOWN | FEB 2023 |
| EDAS | FIGURE 10 |

Drawings produced by Chris Mummery
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Rear range

Main building

GARDEN

STORE

EXTERNAL COURTYARD

WASH-UP

GF5

W.C.

KITCHEN

GF4

GF2S

GF3

RESTAURANT

GF2N

PEAD

Pedestrian access
to former Rougier
Terrace

GF1

BAR

Cellarage continues

STORE

B1

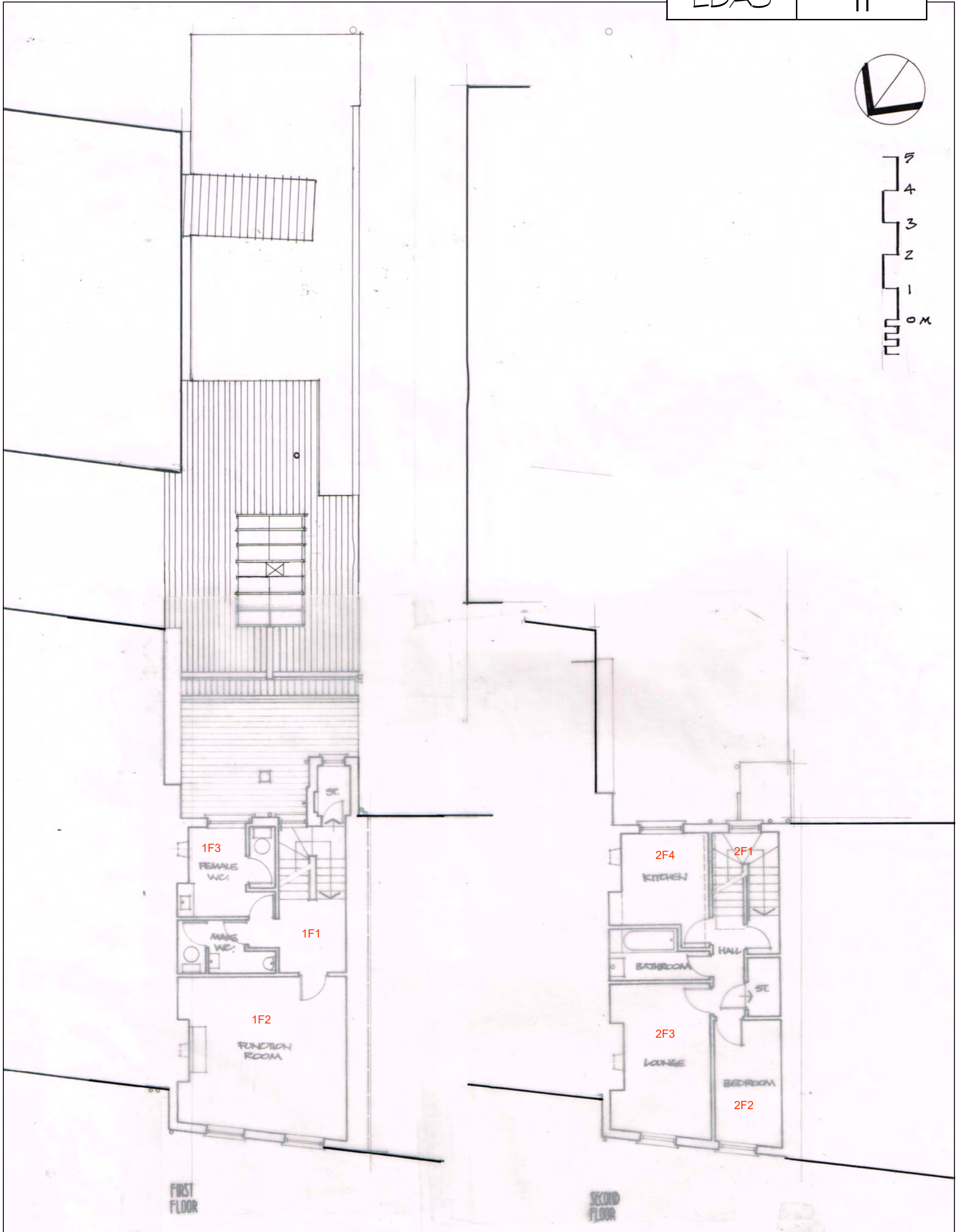
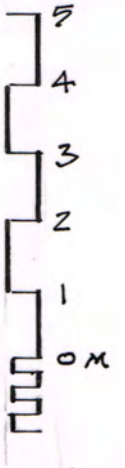
B2

CELLAR

TANNER ROW

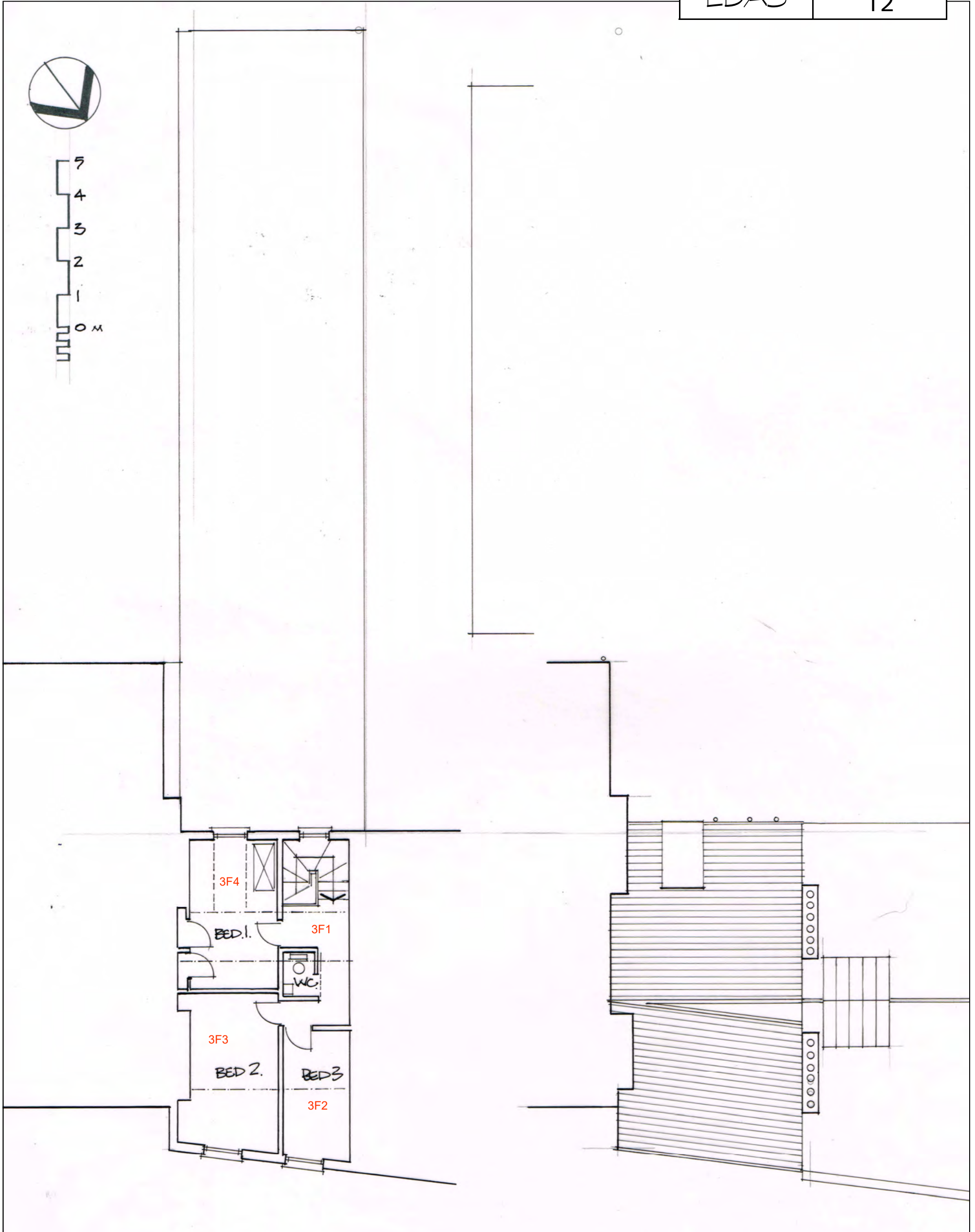
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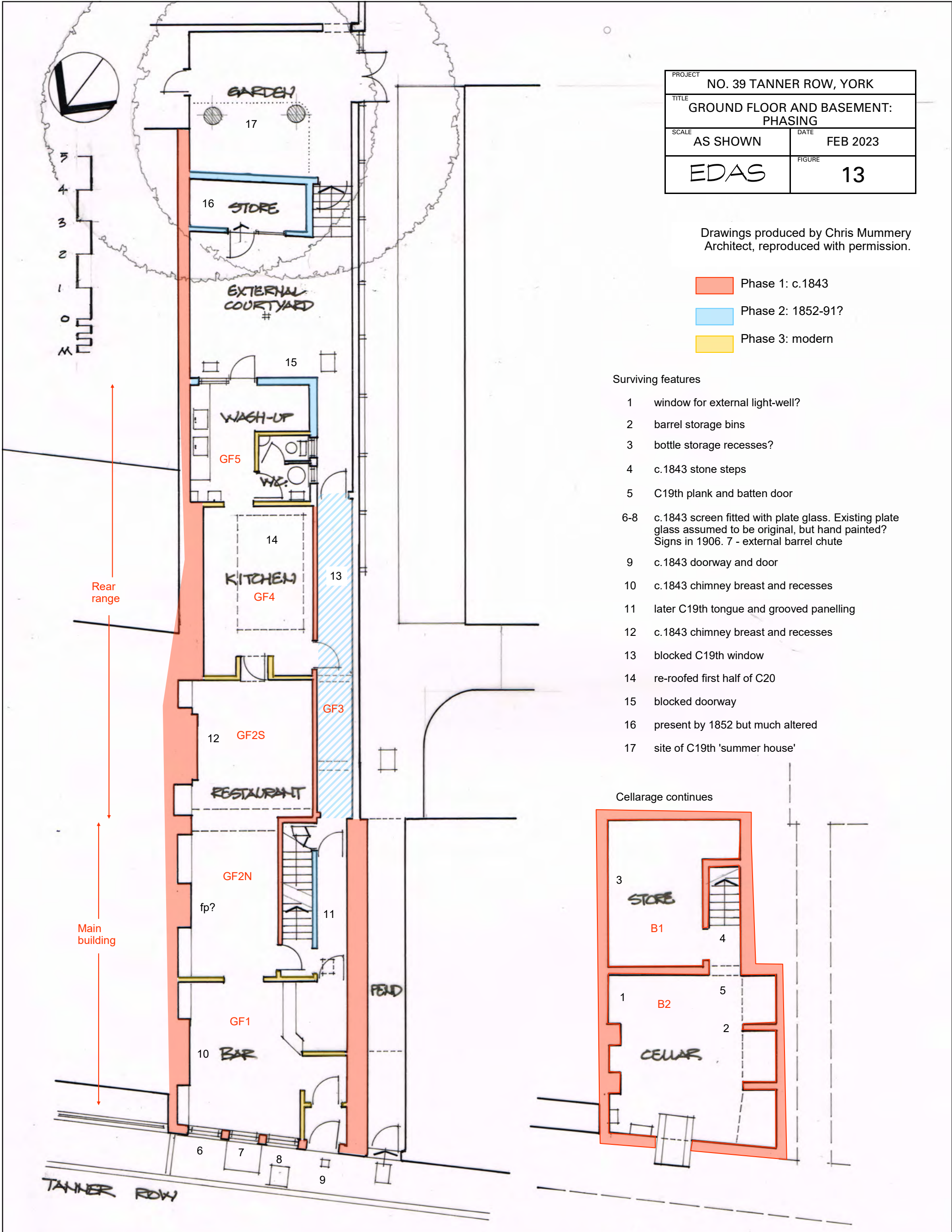
| | | |
|---------|---------------------------------------|------------------|
| PROJECT | NO. 39 TANNER ROW, YORK | |
| TITLE | FIRST AND SECOND FLOOR AS EXISTING | |
| SCALE | AS SHOWN | DATE FEB 2023 |
| | EDAS | FIGURE 11 |



Drawings produced by Chris Mummery
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| | | | |
|---------|----------|--|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | THIRD FLOOR AND ROOF PLAN AS EXISTING | |
| SCALE | AS SHOWN | DATE | FEB 2023 |
| | EDAS | FIGURE | 12 |





| | | | |
|----------------------------|----------|-------------------------|----------|
| PROJECT | | NO. 39 TANNER ROW, YORK | |
| TITLE | | | |
| GROUND FLOOR AND BASEMENT: | | PHASING | |
| SCALE | AS SHOWN | DATE | FEB 2023 |
| EDAS | | FIGURE | 13 |

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- Phase 1: c.1843
- Phase 2: 1852-91?
- Phase 3: modern

Surviving features

- 1 window for external light-well?
- 2 barrel storage bins
- 3 bottle storage recesses?
- 4 c.1843 stone steps
- 5 C19th plank and batten door
- 6-8 c.1843 screen fitted with plate glass. Existing plate glass assumed to be original, but hand painted? Signs in 1906. 7 - external barrel chute
- 9 c.1843 doorway and door
- 10 c.1843 chimney breast and recesses
- 11 later C19th tongue and grooved panelling
- 12 c.1843 chimney breast and recesses
- 13 blocked C19th window
- 14 re-roofed first half of C20
- 15 blocked doorway
- 16 present by 1852 but much altered
- 17 site of C19th 'summer house'

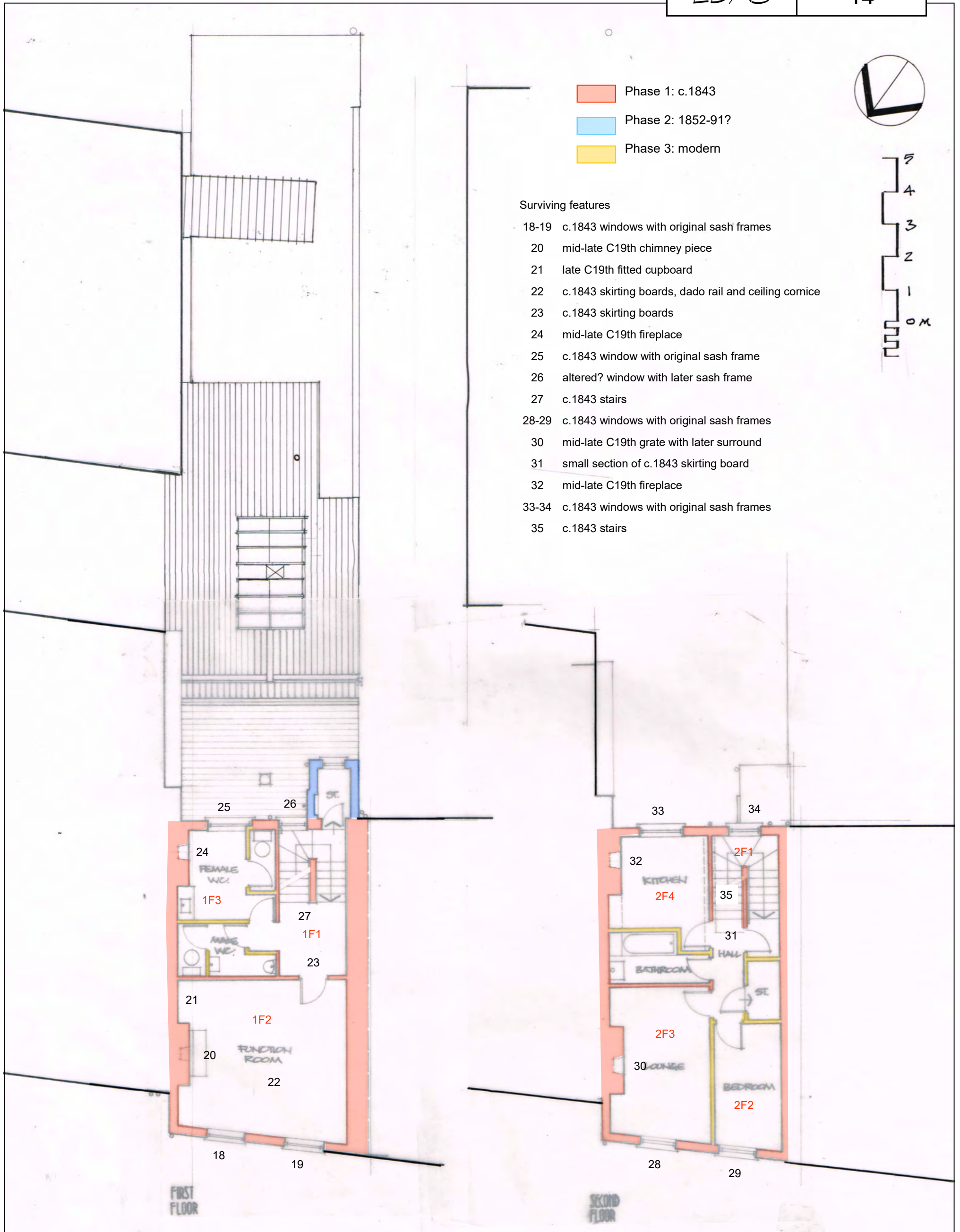
Cellarage continues



TANNER ROW

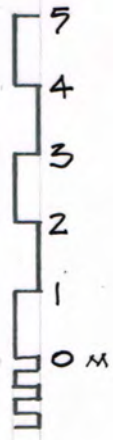
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|---|------------------|
| PROJECT NO. 39 TANNER ROW, YORK | |
| TITLE FIRST AND SECOND FLOOR: PHASING | |
| SCALE AS SHOWN | DATE FEB 2023 |
| EDAS | FIGURE 14 |



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| | |
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| PROJECT NO. 39 TANNER ROW, YORK | |
| TITLE THIRD FLOOR AND ROOF PLAN: PHASING | |
| SCALE AS SHOWN | DATE FEB 2023 |
| EDAS | FIGURE 15 |



- Phase 1: c.1843
- Phase 2: 1852-91?
- Phase 3: modern

Surviving features

- 36-37 c.1843 windows with original frames
- 38 mid-late C19th fireplace
- 39 C19th fitted cupboard
- 40 sections of original skirting board
- 41 two C19th fitted cupboards
- 42 C19th dormer
- 43 c.1843 window with part of original frame
- 44 c.1843 stairs

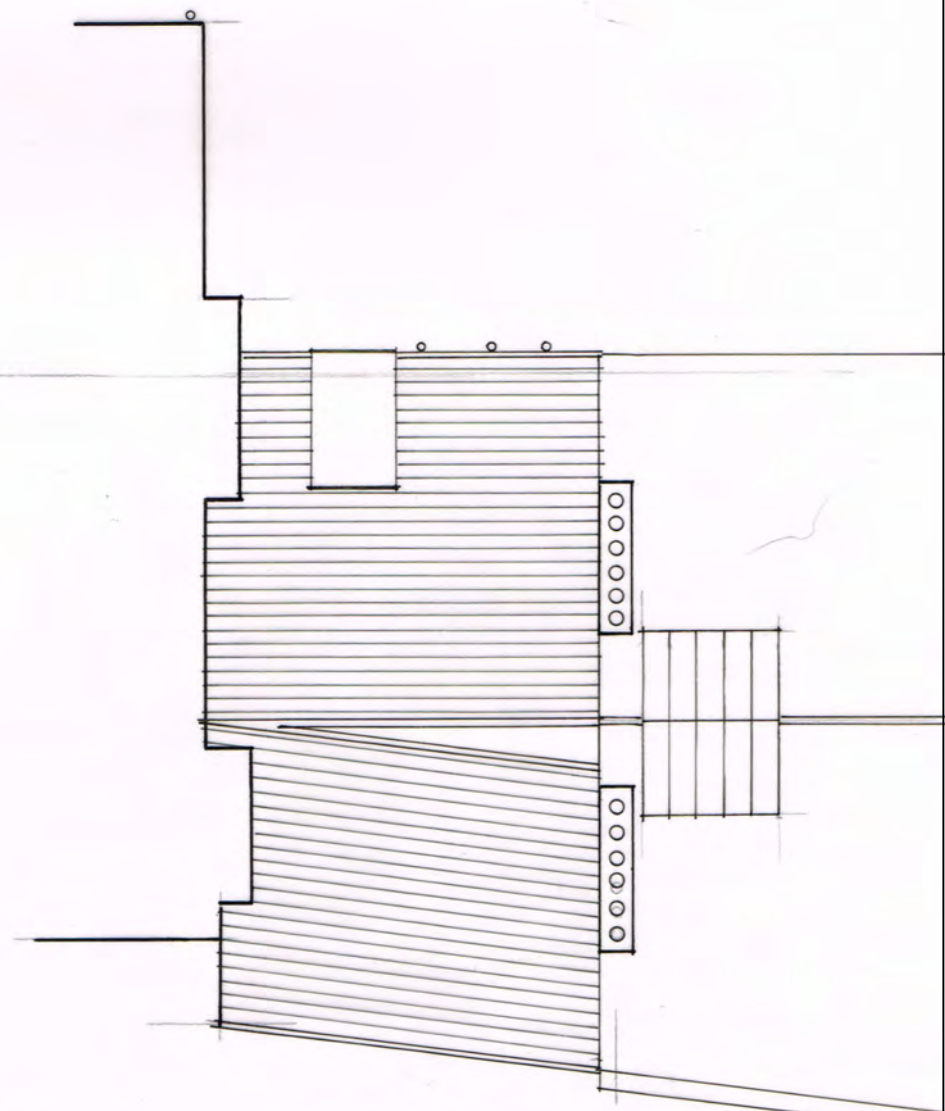
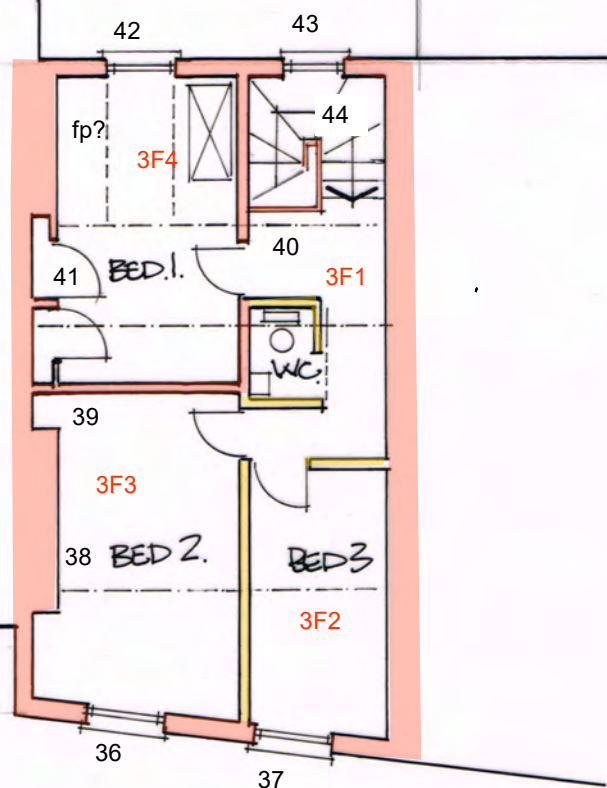




Plate 1: North (street) elevation, looking SE (photo 1/788).

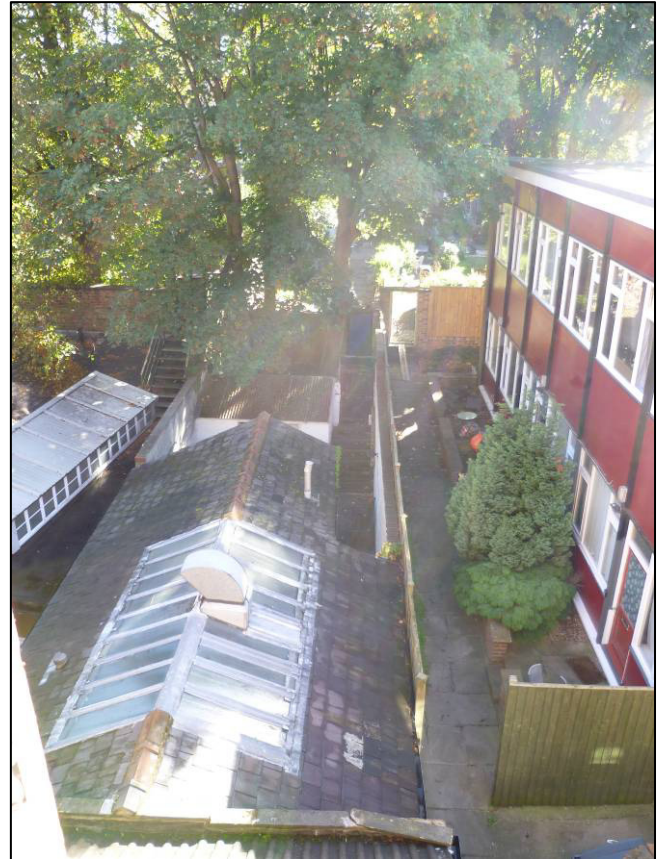


Plate 2: View over rear yard, showing rooms GF4 and GF5, looking SE (photo 1/994).



Plate 3: North (street) elevation, ground floor, looking SE (photo 1/815).



Plate 4: Pedestrian access showing external west wall of passage GF3, looking NW (photo 1/991).



Plate 5: South (rear) elevation, looking NW (photo 1/836).



Plate 6: Exit from internal passage GF3, showing west elevation of room GF5, looking NW (photo 1/826).



Plate 7: External passage and south elevation of room GF5, looking NW (photo 1/827).



Plate 8: External store in courtyard, north elevation, looking SE (photo 1/829).



Plate 9: Rear garden/communal area, looking W (photo 1/834).



Plate 10: Rear garden/communal area, wall and doorway to east side, looking NE (photo 1/833).

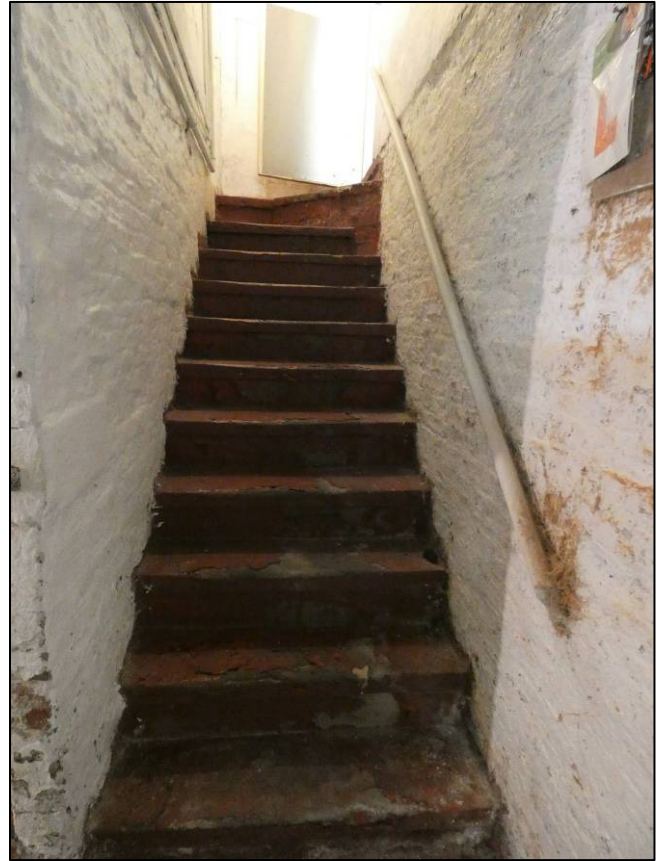


Plate 11: Cellar steps, looking NW (photo 1/849).



Plate 12: Cellar room B2, north wall, looking NW (photo 1/845).



Plate 13: Cellar room B2, storage bins in west wall, looking W (photo 1/847).



Plate 14: Cellar room B1, inside face of door, looking W (photo 1/857).

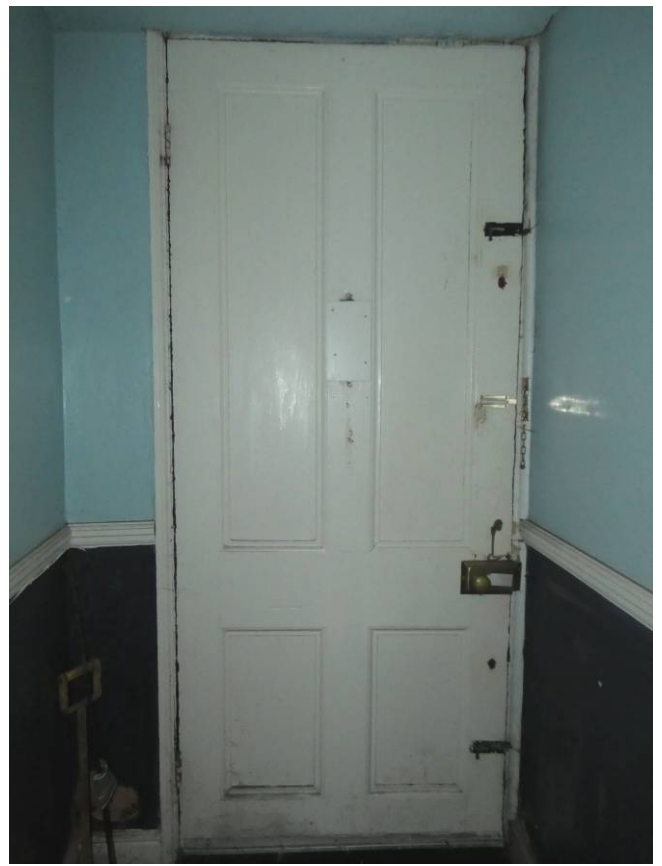


Plate 15: Room GF1, inside face of front door, looking NW (photo 1/814).



Plate 16: Cellar room B1, looking NW (photo 1/850).

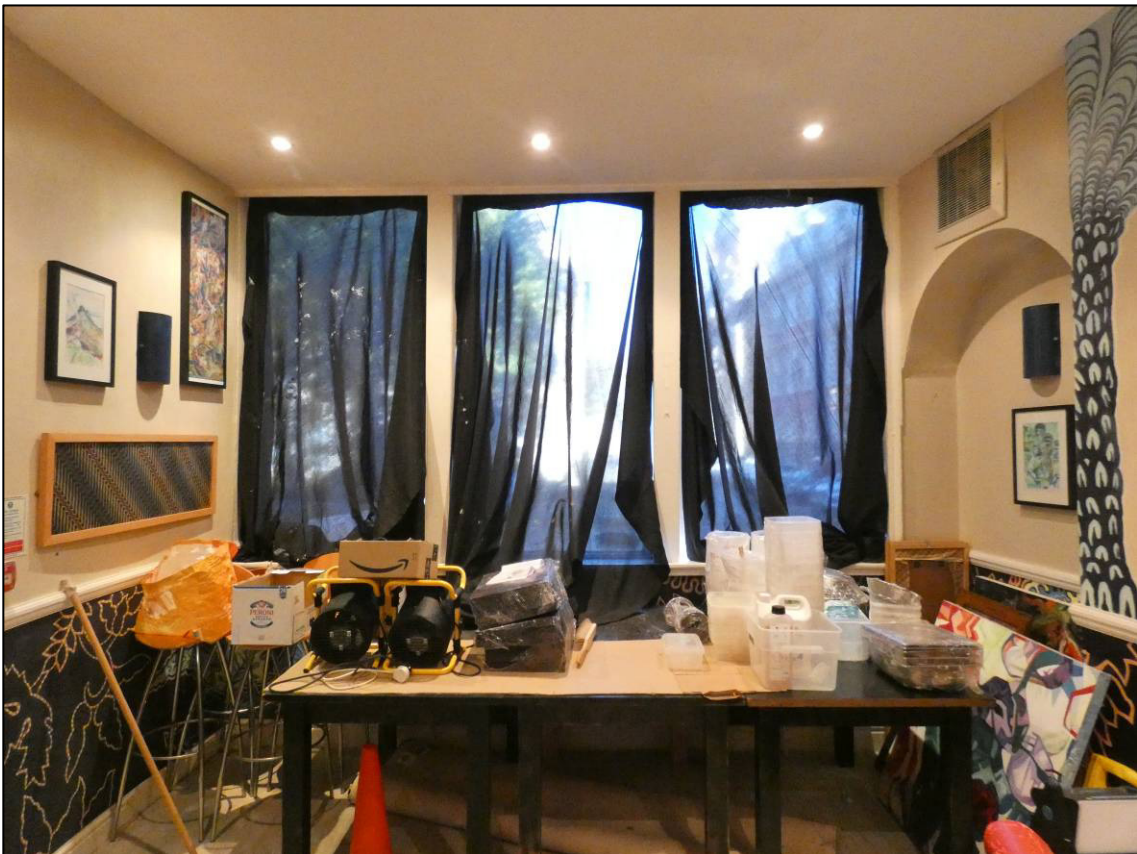


Plate 17: Room GF1, north wall, looking NW (photo 1/816).

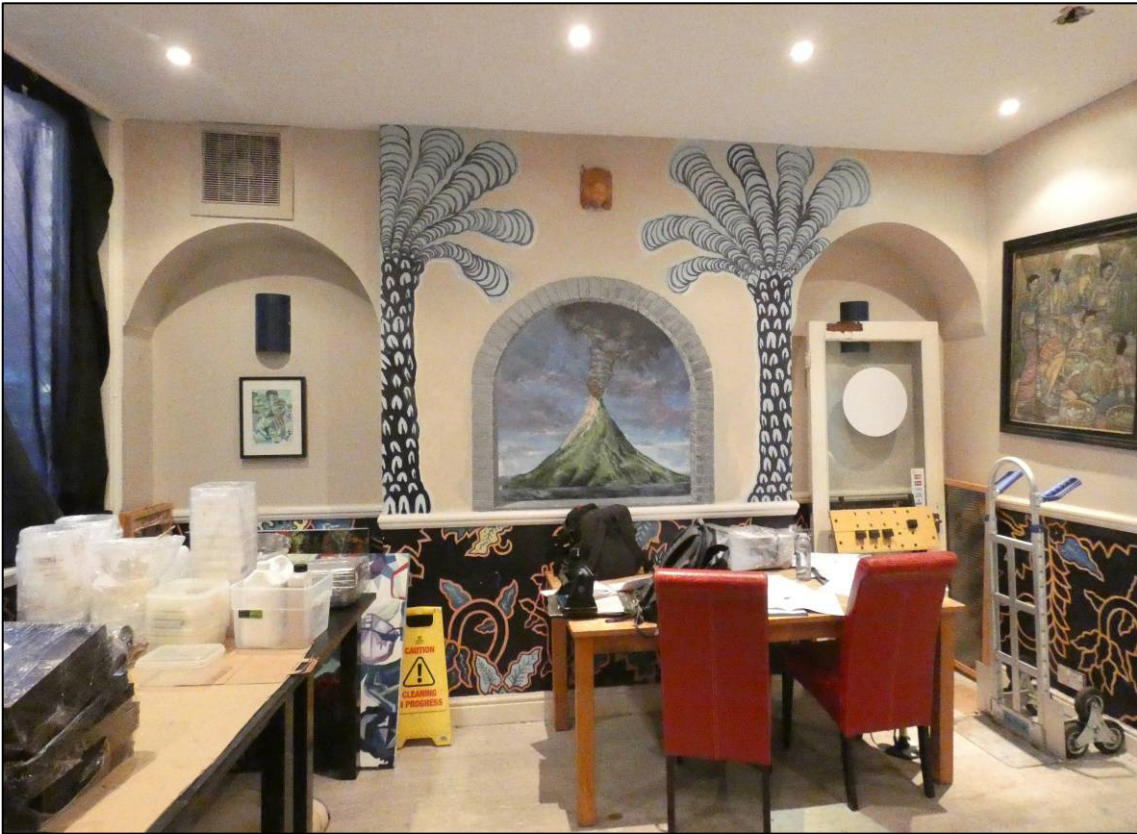


Plate 18: Room GF1, fireplace and recesses to east wall, looking NE (photo 1/818).



Plate 19: Room GF2, showing central ceiling beam, looking NW (photo 1/821).

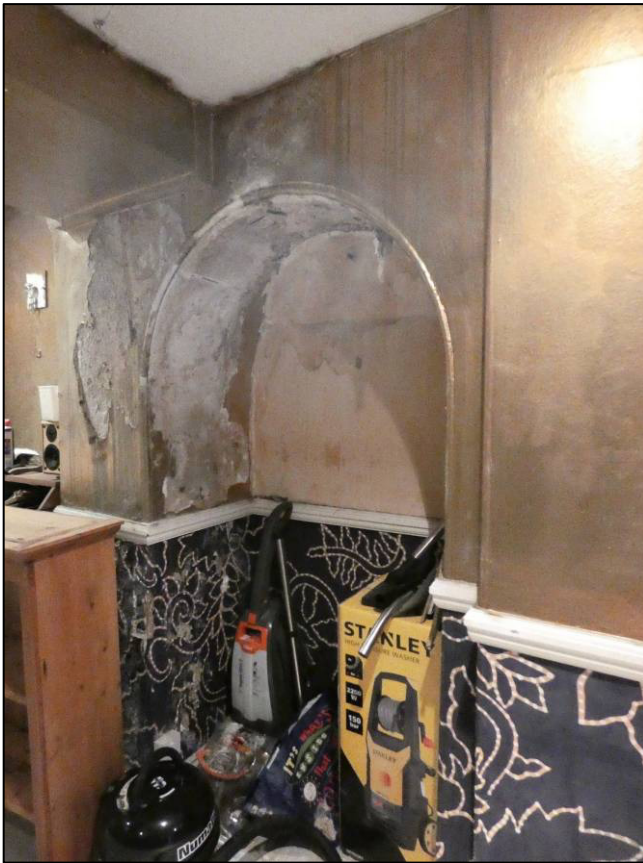


Plate 20: Room GF2S, north arched recess in east wall, looking N (photo 1/822).



Plate 21: Passage GF3, north part, showing panelling, looking SE (photo 1/840).



Plate 22: Passage GF3, north end, showing thickened west wall, looking NW (photo 1/841).

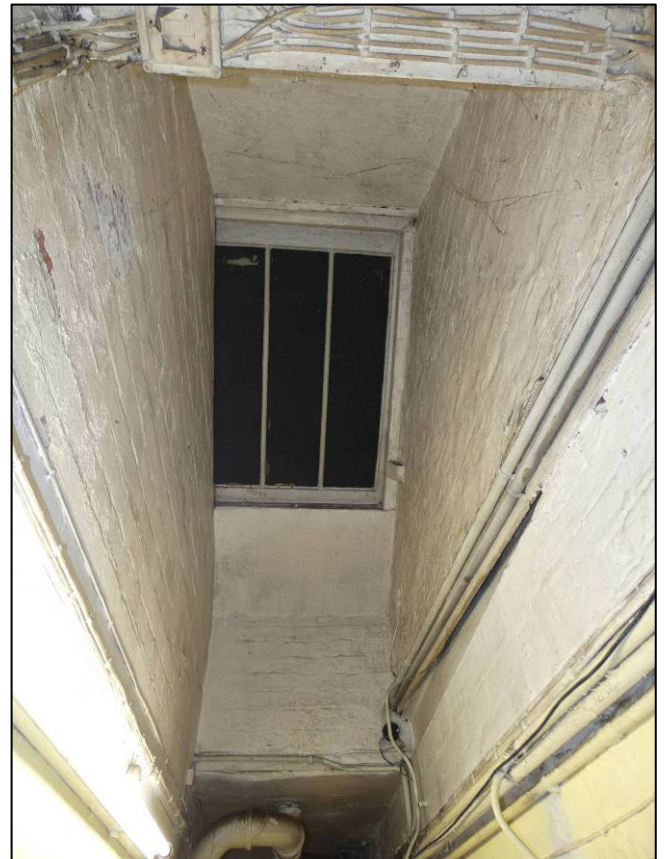


Plate 23: Passage GF3, south part, roof and skylight over, looking NW (photo 1/843).



Plate 24: Passage GF3, blocked window to east wall, looking NW (photo 1/844).

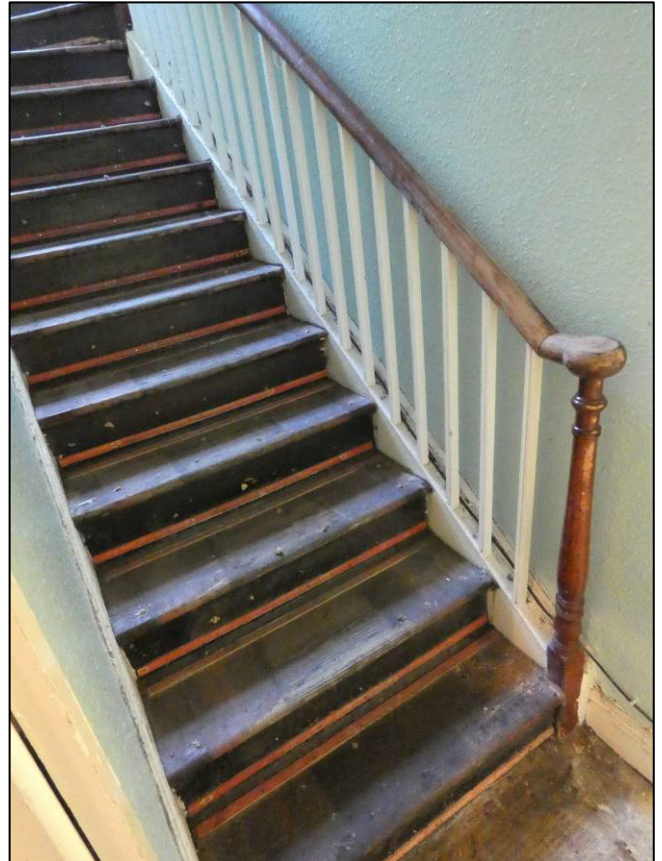


Plate 25: Room GF1, stairs, looking S (photo 1/858).



Plate 26: Room 1F2, fireplace and recesses to east wall, looking NE (photo 1/863).



Plate 27: Room 1F2, fireplace to east wall, looking NE (photo 1/864).



Plate 28: Room 1F2, north wall, looking N (photo 1/865).



Plate 29: Room 1F3, east wall, looking E (photo 1/867).



Plate 30: Room 1F3, fireplace to east wall, looking NE (photo 1/868).



Plate 31: Room 1F1, stairs and door to toilet, looking SE (photo 1/870).



Plate 32: Room 2F3, fireplace to east wall, looking NE (photo 1/877).



Plate 33: Room 2F2, looking NW (photo 1/878).



Plate 34: Room 2F4, east wall, looking SE (photo 1/881).



Plate 35: Room 2F4, fireplace to east wall, looking NE (photo 1/882).



Plate 36: Room 3F3, looking NE (photo 1/890).



Plate 37: Room 3F1, looking SW (photo 1/897).



Plate 38: Room 3F3, fireplace and cupboard to east wall, looking S (photo 1/891).



Plate 39: Room 3F3, cupboard to east wall, looking E (photo 1/892).

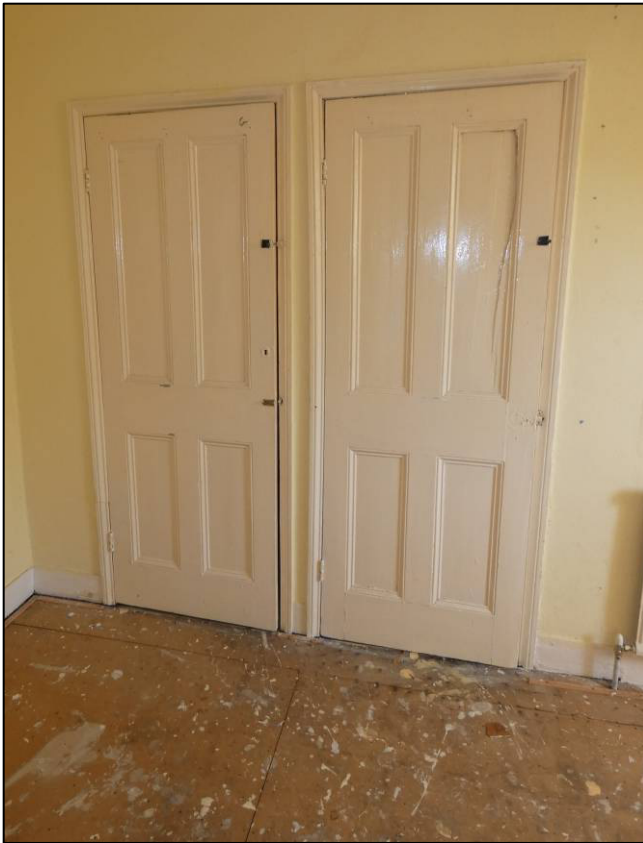


Plate 40: Room 3F4, wall cupboards to east wall, looking SE (photo 1/887).

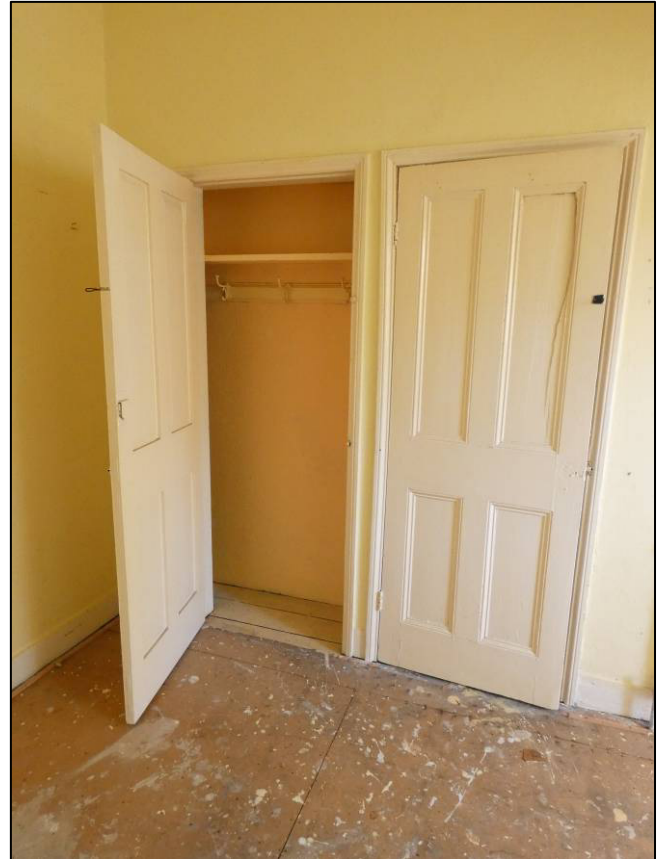


Plate 41: Room 3F4, wall cupboards to east wall, looking SE (photo 1/883).



Plate 42: Room 3F4, visible part of roof truss over, looking NE (photo 1/888).



Plate 43: View of nos 37 and 39 Tanner Row from Station Rise, looking SE (photo 1/791).



Plate 44: Distant view of nos 37 and 39 Tanner Row from north-east end of Station Rise, looking SE (photo 1/793).



Plate 45: View of no. 39 along Tanner Row, looking E (photo 1/798).



Plate 46: View of no. 39 along Tanner Row, looking SW (photo 1/802).

APPENDIX 1
LISTED BUILDINGS WITHIN 100M OF NO. 39 TANNER ROW

LISTED BUILDINGS WITHIN 100M OF NO. 39 TANNER ROW

| <i>Asset</i> | <i>Name</i> | <i>NHLE & CYCHER (MYO) Nos</i> | <i>NGR (centre)</i> | <i>Grade</i> | <i>Description</i> |
|--------------|--|------------------------------------|---------------------|--------------|---|
| 1 | 39 Tanner Row | 1256475; MYO767 | SE 59911 51691 | II (GV) | Public house, now restaurant. 1845-50. Painted brick in English garden-wall bond, with timber ground floor screen on painted stone plinth; timber eaves band beneath slate roof; brick stack at left end. EXTERIOR: 4-storey 2-window front. Ground floor screen of flat mullions and heavy moulded cornice between shaped brackets; 4-panel door and blocked overlight to right of three plate glass windows over panelled risers, all with cambered heads. On first and second floors, windows are 12-pane sashes with painted stone sills, on third floor, squat 6-pane sashes over raised sill band. Rainwater head and round fallpipe on fleur-de-lys clamps at left end. INTERIOR: not inspected. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 130). |
| 2 | Number 37 and Attached Railings, 37 Tanner Row | 1256473; MYO765 | SE 59922 51708 | II (GV) | Hotel, with basement area railings attached at front; now offices. c1850, with C20 alteration. Red brick in Flemish bond with painted stone doorcase and dressings; boldly projecting timber cornice on modillion consoles, returned at left end; double span roof of slate, hipped at left end, with brick stacks. Railings of painted cast-iron on stone plinth. EXTERIOR: basement and 4 storeys; 9-window front. Basement windows are 16-pane sashes with painted stone sills and plain impost band stepped and chamfered over windowheads to form lintels. Central portico of detached rusticated Tuscan columns surmounted by balcony balustrade of bulbous balusters: double doors each of 3 raised and fielded panels under plain fanlight in round-arched doorcase of alternately long and short voussoirs. On ground floor, windows are 4-pane sashes over moulded sill band; on first floor, of 3 lights with centre casements and brick sills; on second and third floors, 12-pane sashes with slender glazing bars, squatter on third floor, those on second floor over plain sill band and on third floor over moulded sill band. All windows have flat arches of gauged brick. On first floor, cantilevered balcony with moulded arris survives, without balustrade. Rear: at right angles to front range, 1-storey service wing with three 16-pane sash windows with stone sills and flat arches of brick. INTERIOR: not inspected. SUBSIDIARY FEATURES: front railings and standards on low plinth are turned, railings with conical tips, standards with acanthus bud finials. Building was originally 'The George Hotel', latterly 'The North Eastern'. (Murray H: Nathaniel Whittock's Bird's-eye View of the City of York in 1850: York: 1988-: 43). |
| 3 | Outbuilding approximately 10m south east of Number 37 Tanner Row | 1256474; MYO766 | SE 59936 51694 | II (GV) | Stables and loft. c1850, with later alteration. Pink-grey mottled brick in English garden-wall bond, with slate roof, hipped at left end. EXTERIOR: 2-storey 3-bay front. Right of centre double board doors beneath long timber lintel, flanked by single board doors with divided overlights. At left end, partly slatted small-pane window. Loft windows are 16-pane sashes with stone sills. All ground floor openings except double doors have cambered arches. INTERIOR: not inspected. Included for group value as an integral part of No.37. |
| 4 | 27, 29 and 31 George Hudson Street | 1257768; MYO1500 | SE 59988 51714 | II (GV) | Three houses with shops. c1860, with later alteration to shopfronts. Red brick in Flemish bond with timber eaves cornice on shaped brackets; brick stacks to slate roof. EXTERIOR: 3-storey 6-window front. Shopfronts have plain pilasters with shaped imposts, and fascia and cornice between shaped corbels; altered plate glass shops windows and doors. On upper floors all windows are 12-pane sashes with cambered arches of brick and painted stone sills. Rear: 12- |

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| | | | | | pane sash windows and two small-pane staircase sash windows. INTERIOR: not inspected. |
| 5 | Varvils Court, 36 and 38 Micklegate | 1257366; MYO1225 | SE 59993 51650 | II (GV) | Flats, offices and shops. Late C19, with C20 alteration. Front of greyish cream brick in Flemish bond, with ashlar dressings; right side and rear of pink mottled brick in English garden wall bond. Pierced parapet to slate roof, and brick stacks with corbelled cornices. EXTERIOR: 4-storey 3-bay front, two windows to each bay. Segmental carriage arch with hoodmould and moulded imposts between C20 shopfront to right and part of late C19 shopfront (shared with No.40, qv) to left. On upper floors original 1-pane sashes to No.38 survive; windows to No.36 altered to 2-light casements with transoms. All have cambered arches and segmental hoodmoulds, continuous on first floor, and paired on second floor. On third floor windows are recessed beneath corbelled arches and heavy continuous hood. Moulded sill band to first floor, plain sill bands to second and third floors. INTERIOR: of arch: recessed 6-panel door with segment-headed overlight to left. Modillion eaves cornices on both sides, and cross vaulted ceiling with foliate boss at intersection. Interior: at rear of No.38, close string staircase with turned balusters and moulded handrail. |
| 6 | 40 Micklegate | 1257328; MYO1205 | SE5998251655 | II (GV) | Shop and flats. c1840, with later C19 and C20 alteration and extension. Pink mottled brick in Flemish bond at front; pink and red mottled brick in English garden-wall bond at rear; painted stone and timber dressings. Moulded eaves cornice on heavy grooved brackets to slate roof; left end brick stack. EXTERIOR: 3 storeys and attic; 2-window front. Pilastered shopfront with dentil cornice on paired scrolled brackets, complete with blind boxes and fittings. First floor windows are 4-pane sashes; those on second floor altered to C20 2-light casements with coloured glass upper lights; attic windows squat 6-pane sashes. First and second floor windows have flat arches. Moulded cornice above shopfront forms sill band to first floor windows; second floor windows have painted stone sills; moulded band beneath attic windows. INTERIOR: open-string cantilevered staircase around oval well, with timber stairs, slender cast-iron stick balusters and moulded swept-up mahogany handrail; moulded dado rail. In rear room, late C19 fireplace and grate, with moulded cornice shelf on shaped brackets. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 127). |
| 7 | 42-48 Micklegate | 1257329; MYO1206 | SE5996751655 | II (GV) | Three shops and flats. 1747, incorporating rear wing of c1710; C19 and C20 alteration. Probably for Thruscross Topham. MATERIALS: front of orange-red brick in Flemish bond, with modillion eaves cornice on bulbous grooved consoles; pantile roof with stone coped left gable and brick stacks. Rear wing of red brick in stretcher bond; tiled roof with brick coped gable. EXTERIOR: 4-storey 6-window front. Late C19-C20 shopfronts. All windows are sashes with painted stone sills, those on first floor of 15 panes, on second floor of 12 panes (two blocked), and of 6 panes on third floor. First and second floor windows have flat arches of gauged brick. Rear of front range of 3 storeys, partly obscured by later additions; 3-storey 2-window wing projects to left. Windows in front range altered to small-pane sashes, one with elliptical arch, others with flat arches. Ground and first floor windows in wing are 16-pane sashes with flat arches, and on second floor 2x6-pane horizontal sliding sashes. Two top floor windows in gable end are blocked. INTERIOR: only interior of No.48 fully inspected, and contains close string staircase from ground to second floor with alternately turned and twisted balusters and flat moulded handrail ramped-up to square newels. First floor front room lined with full-height fielded panelling, with bolection moulded fireplace and overmantel panel, and sunk-panelled ceiling divided by moulded beams. Second floor front rooms have original plain fireplaces with flat shelves, one dentilled, 6-panel doors and moulded picture rails. Door to back room is of 3 panels; C19 fireplace and grate survive. In No.42, |

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| | | | | | RCHM record door to rear wing of 8 raised and fielded panels in keyed round-arched architrave, and mid C18 close string staircase with turned balusters, square newels and moulded handrail. In No.44, a mid C19 staircase. Nos 46 and 48 were first listed 24/06/83. (City of York: RCHME: South-west of the Ouse: HMSO: 1972:- 75-76). |
| 8 | 50 Micklegate | 1257331; MYO1208 | SE 59962 51652 | II (GV) | Shop. Early C19, with later C19 shopfront and other alteration. Pink mottled brick in Flemish bond; eaves cornice on paired brackets to double span roof of slate, with brick stack at right end. EXTERIOR: 3-storey 2-window front. Shopfront of plain pilasters and deep entablature with cornice on bulbous consoles. Glazed shop door recessed between half-canted plate glass windows with small-pane transom lights. 6-panel door at left end. On first floor, windows are 4-pane sashes set within 5-bay flat-arched arcade of plain dwarf pilasters, frieze and bold cornice. On second floor 4-pane sashes have painted stone sills and keyed grooved wedge lintels. INTERIOR: open string staircase with shaped treads, stick balusters and plain handrail with turned newel. Moulded cornice in rear room on first floor. |
| 9 | Garforth House and railings attached at front, garden wall attached at rear, 54 Micklegate | 1257335; MYO1210 | SE 59952 51651 | I (GV) | Formerly known as: St Margaret's School MICKLEGATE. Town house, now offices, area railings attached to front and wall enclosing garden at rear. Dated 1757; late C19 alteration. Probably by John Carr, for Edmund and Elizabeth Garforth. MATERIALS: front of orange-red brick in Flemish bond, with doorcase, rusticated quoins and dressings of painted stone; triglyph frieze beneath moulded dentil cornice. Rear of pink and cream mottled brick in English bond, with orange-red brick dressings and moulded dentil cornice. Double span roof of slate, with stone coped gables, brick kneelers and brick end stacks. Railings, lamp brackets and window guards of wrought-iron. Garden wall of pink mottled brick in English garden-wall bond with stone coping. Double pile plan. EXTERIOR: basement and 3 storeys; 5-bay front, the 3 centre bays quoined and pedimented, and breaking forward slightly. At left end, two steps lead to open-pedimented Doric doorcase with door of six raised and fielded panels beneath radial fanlight, in round-arched architrave. All windows are sashes, 12-paned on ground and first floors, 9-paned on second floor, and all have flat arches of rubbed brick. Ground and first floor windows have sill bands, those on second floor painted stone sills. Raised bands at first and second floor levels. Pediment encloses keyed radial-glazed oculus in moulded surround. Rear: 3 storeys with basement and attics; 5 unequal bays. In right end bay on ground floor, former window altered to part-glazed door; above is Venetian staircase window with radial-glazed centre sash. In similar position at left end is round-arched radial-glazed secondary staircase window. Other windows are 12-pane sashes on ground floor, 4-pane sashes on first floor, and unequal 9-pane sashes on second floor. Rainwater goods with shaped hopper, dated, and stamped with initials EEG and the Garforth crest. INTERIOR: a series of vaulted cellars extends beneath ground floor, one with altered kitchen fireplace. Ground floor: entrance hall, staircase hall and central passage retain original stone-paved floors with marble inserts. All have an enriched moulded skirting and cornice of acanthus modillions and rosettes. Round-arched opening on sunk panelled pilasters with moulded impost and bases, all enriched, leads from entrance passage to stairhall and central passage. The cantilevered main staircase rises from ground to first floor, and has fluted column balusters, three to a tread, serpentine moulded handrail, wreathed at foot around turned fluted newel on shaped curtail step, and matching enriched dado panelling. In the central passage are two doorcases with enriched architraves, pulvinated friezes carved with acanthus, and dentilled pediment overdoors; doors, recessed in panelled reveals, are of six raised and fielded panels, all enriched. A third pedimented |

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| | | | | | <p>doorcase with plain architrave and pulvinated frieze leads to service passage. Two round arches on sunk panelled pilasters with moulded impostes and bases open from service passage, one to secondary stairhall with moulded skirting and egg-and-dart cornice. Open string secondary staircase rises to attics, with column balusters, two to a tread, turned newel and ramped-up handrail. Front room has moulded skirting and dado rail, panelling above, and enriched modillion cornice over frieze decorated with arabesques, shells and a female head. Panelled window shutters survive, and pedimented doorcases with pulvinated friezes flank marble fireplace with panelled overmantel. All panelling is raised and fielded. In room at right end is plain fireplace with original basket grate with thistle side panels. Larger back room has late C19 painted fireplace between segment-arched recesses, one containing later doorway, and moulded dado rail. Both rooms retain panelled shutters. Corinthian order Venetian window to main staircase, set beneath shallow round arch filled with cartouche, bearing the Garforth arms, amongst rococo plasterwork flowers and leaves. Similar plasterwork to arch spandrels, beneath stairwell cornice of acanthus modillions and rosettes, and to ceiling, moulded into panels with flowers, fruit and foliage. Secondary staircase window is round-arched, with eared and shouldered architrave and sunk panelled reveals. First floor: at head of secondary staircase, round arch on sunk panelled pilasters and reveals, with moulded impostes and bases, all enriched, leads to passage. Moulded pilaster bases continue as skirting to passage. Enriched passage doorcases with carved pulvinated friezes, modillion pediments and 6-panel doors of raised and fielded panelling in similarly panelled reveals. Front rooms at each end have moulded skirtings, fielded dado panelling beneath moulded rails, and enriched cornices. Both have carved wood fireplaces with marble slips, relief moulded friezes, possibly of applied composition, and moulded cornice shelves. Subdivided middle room has plainer fittings and, beyond inserted partition wall, fireplace carved with egg-and-dart mouldings. Saloon at rear has pedimented doorcase with 6-panel door in panelled reveal, fielded dado panelling and moulded rail, and modillion and rosette cornice, all enriched. Painted fireplace has egg-and-dart enrichment. Rococo plasterwork ceiling of grapes, musical instruments, floral garlands and leafy fronds. Second floor: landing arch is elliptical, on sunk panelled pilasters and reveals. Landing and central passage have moulded skirting and cornices, and passage doors are of 6 fielded panels recessed in similarly panelled reveals. In all rooms, moulded skirtings, cornices, and fielded panel shutters survive. At the front, both end rooms retain fireplaces with eared surrounds and Art Nouveau grates: beyond inserted partition wall in middle room is a plain fireplace with pulvinated frieze and moulded cornice shelf. At the back, original fireplace with fluted jambs and plain moulded shelf survives in each end room. Middle room has fireplace with sunk panel jambs, triglyph frieze and moulded cornice shelf with C19 grate. Attic: in four rooms, plain fireplaces survive. SUBSIDIARY FEATURES: wrought-iron lamp brackets of scrolls, tendrils and wheatear drops flank doorcase. Early C19 window guards to two second floor windows. Area railings: on low moulded plinth, approximately 1.25 metres high, with spearhead tips, ramped-up to follow slope of street. Garden wall at rear: approximately 4 metres high, with flat coping and projecting pilaster buttresses, raked up in places. Blocked segmental arch, largely obscured by later lean-to building, adjacent to rear wall of house. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 76-78).</p> |
| 10 | 56 Micklegate | 1257337; MYO1211 | SE 59941 51646 | II (GV) | House; now house and shop. Mid C18, incorporating remains of C17 house; late C19 and C20 shopfront. Probably for John Bradley, apothecary. Front of mottled red brick in Flemish bond, with |

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| | | | | | timber eaves band; rear part-rendered. Brick coped left gable to pantile roof; brick stacks at left end of front range and to rear wing. EXTERIOR: 3-storey 2-window front. Plain shopfront, with C20 shop door recessed between plate glass windows: at right end, sunk-panelled upstairs door and overlight in plain pilaster doorcase with deep frieze and dentil cornice hood on grooved consoles. Windows on first and second floors are 12-pane sashes with flat arches of gauged brick. Painted stone sill band to first floor; second floor windows have painted stone sills. INTERIOR: ground floor: in shop, moulded and dentilled cornices survive. Entrance passage has stone flagged floor and round arch on pilasters with moulded impost. Open string, quarter-turn staircase rises around well from ground floor to attic, and has slender turned balusters and ramped-up, moulded handrail. First floor: front room has moulded dado rail and skirting, enriched raised and fielded panelling above dado rail, and enriched dentil and modillion cornice. Two doorcases have enriched architraves with pulvinated friezes, dentilled pedimented overdoors, and doors of 6 raised and fielded panels. Fireplace in enriched moulded surround has fluted frieze with uncarved centre panel and dentilled moulded cornice shelf. All mouldings are egg-and-dart. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 78). |
| 11 | 58 and 60 Micklegate | 1257342; MYO1213 | SE 59932 51641 | II (GV) | Two houses. No.58 late C18, refronted c1835, when No.60 was rebuilt; shopfronts c1835. Pink and white mottled brick in Flemish bond with timber eaves band; rear of No.58 in pale brick with red brick dressings: Welsh slate roof with brick stack at right end. EXTERIOR: 3-storey 4-window front. Paired shopfronts have fluted and panelled pilasters with dentilled cornice on fluted corbel brackets over deep fascia. Shop doors are glazed and panelled, deeply recessed to left of plate glass windows over panelled risers. No.58 has 1-pane sashes on first and second floors; No.60 has 12-pane sashes. All have painted stone sills and flat arches of brick. Rear: tripartite sash windows with segmental arches. No.58 has brick dentil eaves cornice. INTERIOR: No.58 has round arch on panelled pilasters with moulded impost in entrance passage. Close string staircase to third floor, with slender turned balusters and ramped-up, moulded handrail wreathed at foot around turned newel on shaped curtail step. No.60 has close string staircase with slender turned balusters and large turned newels to second half landing; above, balusters are square-section. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 78-79). |
| 12 | 62, 64 & 66 Micklegate | 1257305; MYO1191 | SE 59925 51641 | II (GV) | House and shop. c1840. Pink mottled brick in Flemish bond on painted stone plinth, with timber eaves cornice on grooved brackets; Welsh slate roof with brick stacks at each end. EXTERIOR: 3-storey 3-window front. Shopfront of plain pilasters and frieze with cornice on bulbous grooved consoles: glazed and panelled door between plate glass windows with transoms, over moulded panel risers. At left end, 4-panel upstairs door with patterned overlight. First floor windows are 12-pane sashes with shaped lintels; on second floor, unequal 9-pane sashes with grooved wedge lintels over painted stone sill band. INTERIORS: not inspected. No.66 was first listed 24/06/83. |
| 13 | No 68 and verandah railings attached at rear, 68 Micklegate | 1257309; MYO1194 | SE 59914 51639 | II* (GV) | House and railings attached to verandah spanning basement area at rear. Mid C17, with earlier origins; remodelled with added third storey c1823; late C19 and C20 alteration and renovation. Front of stucco, rear of brick, ground and first floor painted; moulded cornice and low parapet at front, masking hipped roof of slate. Cast-iron verandah railings. EXTERIOR: basement and 3 storeys; 2-window front. Doorcase of Doric pilasters, frieze and cornice, with round-arched architrave: recessed door of six raised and fielded panels beneath radial fanlight. To right, C20 shopfront. To right of first floor, inserted canted bay window with moulded dentil cornice over pulvinated frieze. Remaining windows are of 2 lights, in raised moulded architraves with painted |

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| | | | | | <p>sills. All windows are casements. Moulded bands at first and second floor levels. Rear: 3 storeys and attic; 2-window gabled front. Ground floor window to right is tripartite with panelled half doors beneath centre sash opening on to verandah. First floor window to right also tripartite with 12-pane centre sash; other windows are 12-pane sashes beneath flat arches of brick. Circular window in pedimented gable. Railings attached to verandah spanning basement area at rear are alternately straight and serpentine. INTERIOR: cellars: room to rear left has plain fireplace in which set pot survives the removal in 1987 of early C19 range. Room to right is groined, and said to be of brick beneath later plastering. Ground floor: entrance passage leads to stairhall, both paved with diagonally set flags. At end of entrance passage, screen of two round arches beneath moulded cornice leads to stairhall; arches are moulded with keyblocks, on square section centre pier with moulded impost and plain base. Close string staircase rising to first floor has bulbous balusters, square newels with ball finials, and broad, moulded handrail. Original 2-panel door beneath stairs, to left of length of studded wall, now boarded over, leads to stone newel stair to cellars. Opposite foot of main staircase, early C18 door of 6 fielded panels in fluted architrave with frieze, angle blocks and plain cornice hood, leads to small workshop. At rear of hall, two early C19 6-panel doors have similar architraves. Rear ground floor rooms not accessible at time of survey, but in left room RCHM record ceiling with moulded beams and cornice; fluted doorcase with angle paterae; and early Victorian fireplace. In room to right, RCHM record ceiling beams carried on stop-chamfered posts; a segment-headed recess beside fireplace; and recessed cupboard with moulded surround and Gothick-glazed doors (said to have been removed). On staircase, 6-light window with moulded mullions originally contained painted glass window of 1665 by Henry Gyles, in possession of York Glaziers' Trust at time of survey. On staircase half landing is a wall cupboard with small plank door rehung on butterfly hinges. First floor: on landing, 4 moulded doorcases with 6-panel doors; one doorcase with 3-panel door rehung on iron pins. Close string staircase to second floor, closed off behind door, has stick balusters, turned newels and ramped-up moulded handrail. Front room to right: moulded beams and cornice; marble corner fireplace with tiled surround. Front left room: marble chimneypiece with cast-iron hob grate; moulded beams and cornice. Rear right room: fielded dado panelling and moulded dado rail; plank cupboard door with pegged-on panelling. Rear left room: marble chimneypiece with reeded jambs and frieze, and angle blocks carved with flower posies; moulded beams and cornice. Second floor: several re-used 6-panel doors. SUBSIDIARY FEATURES: railings attached to verandah spanning basement area at rear are alternately straight and serpentine. HISTORICAL NOTE: between c1650 and 1709, the house was the residence of Edmund Gyles, glazier, and his son Henry, the notable glass painter. It was also the meeting place of the York Virtuosi, of which Henry Gyles was a leading member, and consequently visited by a number of his distinguished contemporaries, including Ralph Thoresby, the Leeds historian; Dr Martin Lister, physician to Queen Anne; and artists William Lodge and Francis Place. For some time, Francis Place lodged with Henry Gyles. From 1813 to 1823, William Stead, carver and monumental mason, was the occupant. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 79; York Historian: Pearson C: A Forgotten Memorial: the Family Window of E and S Gyles, etc.: York: 1986-: 34-38).</p> |
| 14 | 70 and 72 Micklegate | 1257313; MYO1196 | SE 59908 51636 | II* (GV) | <p>House, now 2 shops and flat. Front range probably C16, raised in C17; parallel range added at rear in C17; early C19 alterations, rear extensions and refronting; early C20 shopfronts; further alterations, partial demolition and rebuilding of rear extensions c1970 and 1980. MATERIALS:</p> |

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| | | | | | front range and first extension timber-framed, refronted in red brick in Flemish bond, with timber eaves cornice on paired brackets; slate roof with brick end stacks. Surviving rear extension of mottled brick in stretcher bond with pantile roof. EXTERIOR: 3-storey 2-window front. Shopfront of paired plate glass windows between small-pane glazed doors with leaded fanlights, beneath massive concave cornice incorporating blind boxes; original 'rising sun' fanlight survives to No.72, radial-glazed replacement to No.70. First floor windows are shallow bows in reeded frames with plain friezes with angle roundels beneath plain cornices, and 12-pane centre sashes. On second floor, unequal 9-pane sashes with painted stone sills and flat arches of gauged brick. At left end of eaves cornice, fluted inverted bell-shaped rainwater head. INTERIOR: of No.70. Ground floor of C19 extension has late C19 cast-iron fire grate in plain painted stone surround with moulded cornice shelf. First floor: front room has reeded door and window surrounds with roundel angle blocks, and similar painted stone fire surround with plain shelf. Close string staircase to attic with stick balusters, turned newel and ramped-up moulded handrail. Second floor: c1700 3-panel door reused beneath staircase; 6-panel doors to front and back rooms. Front room has moulded Art Nouveau fire surround. Attic: C17 grooved panelled doors to front rooms. Access to No.72 not possible. RCHM record staircase with moulded rail, plank string and square balusters. Two Carron fire grates, a basket grate in first floor back room decorated with musical instruments, medallions of doves, scrolls and rabbits in a plain surround; a hob grate decorated with Prince of Wales feathers. Attic front room has fireplace with reeded and moulded surround, pulvinated reeded frieze, cornice and shaped mantelshelf. Exposed timber-framing and studding in rear and left partition walls. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 80). |
| 15 | 74 and 76 Micklegate | 1257316; MYO1198 | SE 59889 51647 | II (GV) | House, now shops and flats. Mid C18; subdivided, altered and extended, and No.74 raised, in early C19; No.76 raised, with further alterations and extensions in late C19 and C20; C20 shopfronts. MATERIALS: front of brown mottled brick in Flemish bond, with orange-red brick dressings; timber console cornice to slate roof, with central brick stack. Rear of No.74 in orange-red brick in irregular bond to second floor level, mottled brick above; No.76 extended in dark brick in English garden-wall bond. EXTERIOR: 3-storey 2-bay front, with two windows to No.74 and one to No.76. Paired shopfronts of sunk panelled pilasters, deep fascia, with blind boxes, beneath moulded cornice on grooved consoles, and three-quarter glazed doors and plate glass windows. No.74 has 1-pane sash windows on first and second floors, with painted stone sills and flat arches of gauged brick, that on second floor renewed. No.76 has 4-light casement windows with painted stone sills and renewed cambered arches of gauged brick. Raised band at second floor level. Rear: paired 3-storey 1-window gabled wings; No.74 has 16-pane sashes, No.76 4-pane sashes. INTERIOR: No.74 has close string staircase from ground to second floor, with stick balusters, shaped treadends and swept-up moulded handrail. Room to rear has reeded cornice. On first floor, doorcases are reeded with angle paterae, and room at front has reeded cornice. No.76 has late C19 close string staircase from ground floor to attic, with turned balusters, square newels and moulded handrail. First floor front room has marble fireplace with plain pilaster jambs, mantelshelf on consoles and late C19 tiles. Moulded cornice. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 81). |
| 16 | 78-84 Micklegate | 1257319; MYO1200 | SE 59894 51626 | II (GV) | Formerly known as: Nos.78, 82 and 84 MICKLEGATE. Terrace of 3 houses, now shops and offices. c1822, with late C19 and C20 shopfronts. By Peter Atkinson jnr. Pink and cream mottled brick in Flemish bond at front and English garden-wall bond at rear, with red brick dressings; |

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| | | | | | <p>timber eaves cornice at front; to slate roof with three brick stacks rising through front and rear roof pitches. EXTERIOR: 3 storeys and attic; 6-window front. Shopfront to No.78 incorporates renewed plain pilaster doorcase to No.80, with 6-panel door and fanlight; to left, plate shop glass windows flank three-quarter glazed door. Shopfronts to Nos 82 and 84 are separate from original doorcases of slender fluted columns, round-arched fluted architraves, plain friezes and moulded cornice hoods; doors, approached by moulded stone steps, are of six raised and fielded panels beneath fanlights, plain to No.82, radial to No.84. Windows on upper floors are sashes, of 15 panes on first floor, 12 panes on second floor, all with painted stone sills and flat arches of gauged brick. Attic windows are flat topped dormers, with sliding sashes to Nos 80 and 82, casements to No.84. Rear: two tall round-headed radial glazed staircase sash windows, third one altered. Other windows are 12-pane sashes with painted stone sills. All windows have arches of brick. INTERIOR: Nos 82 and 84 each has an open string staircase from ground to third floor, with stick balusters, shaped treadends and moulded handrail wreathed at the foot around a turned newel on shaped curtail step. Round stairhall arch on sunk panelled pilasters with moulded imposts. Doorcases are reeded with angle blocks. Ceiling cornices reeded. Nos 78-80 not available for inspection but thought to retain similar features. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 127).</p> |
| 17 | Bathurst House and railings attached at front, 86 Micklegate | 1257284; MYO1178 | SE 59873 51610 | II* (GV) | <p>Town house. Early C18; raised to 3 full storeys c1822; further alterations and extensions at rear in late C19. For Charles and Frances Bathurst. MATERIALS: front of orange-brown brick in Flemish bond on stone plinth, with timber doorcase and modillion cornice, returning at right end; rear of reddish brick in English garden-wall bond, with timber eaves cornice, part on paired brackets. Brick stacks to slate roof. Iron railings on low stone plinth. Central entrance hall plan with service wing at right rear. EXTERIOR: 3-storey 5-bay front, the centre bay breaking forward above the doorcase. Stone steps to Doric doorcase of engaged fluted columns and entablature; panelled door and patterned radial fanlight recessed in panelled reveal within round-arched architrave with moulded imposts. Windows are sashes, of 18 panes on ground and first floors, 9 panes on second floor, all with flat arches of gauged brick and painted stone sills. Shutters of 8 raised and fielded panels survive on ground floor. Painted bands of 3 raised brick courses at first and second floor levels. At each end of eaves cornice are elaborate rainwater heads bearing the initials CBF above square section fallpipes with clamps stamped with the Bathurst crest, a hand clasping a serpent. Rear: 3 storeys, 2 windows, with 1-storey closet wing projecting to right, and 2-storey service wing to left. Central doorway beneath segmental arch has grooved-panel and margin-glazed door. Round-headed staircase window beneath gauged brick arch. 3-course raised brick band at first floor level returns along wing. At rear of wing is a fluted bowl rainwater head. Right return: 3-storey gable wall to front range, with 2-storey 6-bay service wing to right. Stone plinth and raised first floor band continue from front. Inserted round-arched doorway of painted gauged brick with moulded stone imposts and hoodmould in gable wall. Windows altered but traces of earlier openings with segmental brick arches survive. Service wing has 6-panel door and divided overlight towards right end. Windows are 12-pane sashes, those on ground floor in enlarged openings with flat arches, those on first floor with cambered arches. Moulded eaves cornice and fluted bowl rainwater head at right end, over fallpipe with fleur-de-lys clamps. INTERIOR: in basement, a length of medieval wall supporting later brick vaulting is exposed. Ground floor: pedimented doorcase on each side of entrance hall; plasterwork cornice and oval ceiling panel.</p> |

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| | | | | | <p>Room to left subdivided by elliptical arch, now blocked but visible to rear; in front part, moulded cornice and reeded window architraves with angle blocks survive. Room to right has reeded doorcase with paterae, reeded window architraves with angle blocks and grooved panelled reveals with sunk roundels at angles; fluted cornice interspersed with paterae and late C19 ceiling rose in moulded surround. Stairhall arch is round with fluted keyblock, on fielded panel responds with moulded impost. To left of stairhall are two doorcases with sunk panel jambs and angle roundels; to right, moulded round arch, with giant keyblock, on plain pilasters with moulded impost, closed by margin-glazed door, leads to service passage. Cornice to stairhall arch returns above doorcase to left and service passage arch to right. Service passage has bold cornice and 8-panel doors re-used in C19 architraves. Bottom flight of secondary staircase with moulded string, boxed-in balusters, square newels and flat moulded handrail is located in service wing. Open string main staircase with double spiral balusters alternating with two fluted turned balusters and moulded, serpentine handrail, wreathed at foot around turned fluted newel on shaped curtain step. Corresponding fielded dado panelling swept up to fluted half newels. Round-headed staircase window, of which bottom sash is original, has keyed moulded and enriched arch on fluted composite pilasters with panelled pedestals. Stairwell ceiling is coved over enriched dentil cornice with plasterwork centre panel enclosing quatrefoil centrepiece. First floor landing ceiling has diamond shaped centrepiece with pomegranates enclosed in rectangular surround. First floor: landing doors are of 8 raised and fielded panels. Moulded and keyed round arch on sunk panelled pilasters leads to first floor passage. Both front rooms have reeded window architraves with angle blocks. Former saloon to right has reeded doorcase with paterae, and window reveals of grooved panelling; plaster cornice; frieze and ceiling probably of embossed paper, in Rococo design. Front left room has reeded cornice and window reveals of fielded panelling. Rear right room retains two walls lined with full height raised and fielded panelling, and bolection moulded fireplace with overmantel panel. Rear left room has reeded cornice and window with fielded panelled reveal. Secondary staircase rises from first floor passage to second floor, with one attached column half baluster visible. SUBSIDIARY FEATURES: square section railings and standards with mace finials, swept round to entrance steps and at each end. From 1872-79, the house was used as offices for a District Goods Manager of the North Eastern Railway Company. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 83).</p> |
| 18 | Micklegate House and attached railings and lamp brackets, 88 and 90 Micklegate | 1257285; MYO1179 | SE 59854 51600 | 1 (GV) | <p>Town house with railings and lamp brackets attached to front. Dated 1752, with C19 and C20 alteration and extension. For Sir John Burchier 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 overlight in rusticated round-arched surround with moulded impost. At right end is panelled service door with divided overlight. 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</p> |

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| | | | | | <p>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).</p> |
| 19 | Walls bounding Churchyard of Holy Trinity Church, Micklegate | 1257276; MYO1171 | SE 59890 51596 | II (GV) | <p>Walls bounding the churchyard of Holy Trinity church (qv) to north-west and north-east; gates and gate piers to churchyard and to Rectory, No.81 Micklegate (qv). C18 with C19 gates and gate piers. Rectory gates and standards probably designed by W Brierley. Wall of red brick in Flemish bond, incorporating sections of reused squared limestone, with moulded stone coping, rendered in places. Churchyard gates and standards of cast-iron, Rectory gates and standards of wrought-iron. Wall approx 1.2 metres high. Double gates to Rectory, of square section railings with twisted tips, between open panel piers of tapered railings and scrolls. Shaped double gates to churchyard, with square section railings and cambered middle rail. Cylindrical standards with ball finials. Included for group value as an integral part of Holy Trinity Church (qv).</p> |
| 20 | 77 and 79 Micklegate | 1257318; MYO1199 | SE 59904 51598 | II (GV) | <p>House. c1790, with mid C19 alteration and C20 shopfront. Front of stucco incised to resemble ashlar; rear of orange-red brick in stretcher bond; timber modillion cornice to hipped slate roof with scrolled corner brackets and brick stack. EXTERIOR: 3 storeys; 3 bays on both fronts of corner site. Shopfront on Micklegate, retaining earlier cornice, returns along Trinity Lane, with canted corner door, approached by shaped stone step. At left end of Micklegate front, upstairs door of 6 fielded panels beneath overlight, approached by stone steps, recessed in doorcase of narrow</p> |

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| | | | | | <p>pilasters with triglyph frieze and moulded cornice hood on fluted console brackets. Upper floors of both fronts have blind openings in centre, flanked by 4-pane sashes, all beneath incised wedge lintels. Sill bands to both floors and raised second floor band return on Trinity Lane front.</p> <p>INTERIOR: ground floor: moulded cornice to entrance hall; round arch to staircase hall, on pilaster responds with fluted keyblock and imposts. Open string staircase with shaped treads, slender turned balusters and ramped-up moulded handrail rises from ground floor to attic. Original fireplaces with cast-iron grates survive throughout. In attic, one plank and muntin partition wall survives. No.79 listed on 01/07/68. (City of York: RCHME: South-west of the Ouse: HMSO: 1972:- 81).</p> |
| 21 | 73 and 75 Micklegate | 1257314; MYO1197 | SE 59909 51601 | II (GV) | <p>House. c1730, C19 alteration with shopfront, and extension. Possibly for John Riley. Red-brown brick in Flemish bond with timber doorcase, stone plinth band and orange-red brick window arches; rear wing rendered. Cavetto moulded eaves cornice. Roof tiled at front, pantiled at rear with brick stacks. Town house plan. EXTERIOR: 3 storeys and attic; 3-window front. Shopfront with sunk panelled jambs and plain cornice, and half canted plate glass window to left of recessed half glazed door with overlight. To right, doorcase with moulded architrave, fluted frieze and consoles beneath moulded cornice hood; three steps up to 6-panel door with divided overlight. First floor windows are tall unequal 15-pane sashes beneath flat arches: 12-pane sashes on second floor, left end one with box frame and heavy glazing bars. Painted stone sills to all windows. Raised first and second floor bands. Fall pipe on fleur-de-lys clamps. INTERIOR: inspection not possible. RCHM record: open string staircase with turned balusters and newel, and swept moulded handrail. On ground floor: moulded and keyed semicircular staircase arch with panelled soffit on panelled pilaster responds. Two doorways in staircase hall, one with early C19 architrave with reeded jambs and plain angle blocks, second with original architrave and door of 6 fielded panels: cellar doorway has similar moulded architrave and door. On first floor: front room with panelling, moulded cornice and late C18 fireplace. Close string staircase to attic. Attics: gypsum plaster floors. (City of York: RCHME: South-west of the Ouse: HMSO: 1972:- 80-81).</p> |
| 22 | 69 and 71 Micklegate | 1257312 MYO1195 | SE 59917 51606 | II* (GV) | <p>Two houses, now one shop. Early C17; largely rebuilt c1745; further alterations and extension in C19 and C20. Mid C18 alterations for Rev Philemon Marsh, Rector of Church of St Martin-cum-Gregory (qv). MATERIALS: timber-framed, now encased in brick, in Flemish bond, painted at front; plain parapet with stone coping masks parallel roofs, gabled to street, each with brick stack at rear; rear wing to No.69 has hipped slate roof; rear wing to No.71 not visible. EXTERIOR: 3-storey 5-window front. Ground floor of both properties occupied by fluted pilaster and cornice shopfronts with glazed doors recessed between half-canted plate glass windows. All upper floor windows are 12-pane sashes beneath painted flat arches of gauged brick with painted stone sills. End and centre windows on second floor are blind. 1-course raised bands at second floor and parapet levels. Original rainwater goods at right end, with unicorn crest of the Marshes on rectangular hopper. Rear: No.71 has tripartite sash window with 16-pane centre sash. Other window on first and second floors of both houses have segmental arches. Rainwater head dated 1674. INTERIOR: remnants of timber-frame visible on ground floor at rear of both front rooms; and on first floor, in rear room of No.71 which has possible studded partition wall. Ground floor. In No.69, cantilevered staircase with column on vase balusters and moulded swept-up handrail on turned newel rises to first floor around full-height well. Well lined with corresponding dado panelling and rail, and lit by lantern in coved ceiling with moulded dentil cornice. Rear room has</p> |

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| | | | | | <p>C17 panelling reset over C19 fireplace and on left and rear walls, and moulded cornice. In No.71, single fluted pilaster respond to former arch survives at foot of transverse staircase: remnants of moulded and dentil cornices survive in both front and back rooms. First floor. Close string secondary staircase in No.69, originally rising from ground floor, has turned balusters, moulded handrail and square newels. At head of principal staircase is keyed round arch on pilaster responds with moulded impost. Front room has moulded cornice and cased axial beam. Rear room has door of 8 raised and fielded panels. In No.71, close string staircase with stick balusters and turned newel rises to second floor, boxed in below with re-used C17 panelling and door forming under stair closet. 8-panel door leads to front room which has cased intersecting axial and transverse beams carried on fluted Doric column. Moulded cornice survives in rear room. Second floor. In No.69, secondary staircase balustrade carried across main staircase well; 6-panel door to front room. C19 basket grate in passage of No.71. In both front rooms C18 plank floor boards are retained. C17 gabled roofs cut across end and centre windows inserted during C18 re-fronting. Properties unoccupied at time of survey. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 79-80).</p> |
| 23 | 67 Micklegate | 1257308; MYO1193 | SE 59923 51610 | II* (GV) | <p>House. Mid C16, refronted and altered in early C18; early C19 parapet and extension; C20 shopfront. MATERIALS: original building timber-framed; front of brick, some in stretcher bond, some Flemish bond, now painted; stone coped parapet to pantile roof with brick stacks. Originally L-shaped on plan, with front range of 2 unequal bays, 2-bays deep, and short rear wing at right rear; rear wing extended and angle between wing and front range infilled. EXTERIOR: 3-storey 3-window front. Shopfront of reeded pilasters and cornice with glazed door recessed between half-canted plate glass windows. 12-pane sash windows on first floor; two windows only on second floor, 16-pane sash to right and 12-pane sash to left: 12-pane sashes have exposed box frames and heavy glazing bars. All windows have flat arches and painted stone sills. 3-course raised band to second floor. At right end of parapet, inverted bell shaped rainwater head dated 1763, with fall pipe on rosette clamps. Rear: wing of 2 storeys and attic. INTERIOR: part of early C18 front staircase survives on ground floor, with close string, turned balusters and flat, moulded handrail. In rear extension, small round-headed window to back staircase survives. In first floor front room, cross beam and two spine beams are exposed; original floor joists, underdrawn in front room, are visible beyond C20 partition. Part of original studded rear wall visible on landing. In rear extension, two rooms have duck-nest firegrates, one in painted stone fireplace with moulded architrave, plain frieze and moulded mantelshelf. Lower flight of back staircase to attic removed but dado rail moulded with bead and reel motif survives; upper flight partly boarded-in. Second floor of front range divided by studded partition wall probably retaining original infilling beneath cross beam, and incorporating board door adjacent to front wall. In studded wall at rear of larger room, corner posts with jowled heads are visible, and blocked 2-light window. Spine beams are exposed in both rooms, and smaller room has exposed ceiling joists. In larger room, fireplace with cambered brick arch exposed behind later chimneypiece with reeded jambs, plain frieze and moulded shelf, contains late C18 oven and grate. Embedded in rear wall of front staircase, half a kerb principal roof truss is visible: second half visible in attic of rear wing behind chimney stack. In rear extension, upper flight of back staircase with stick balusters, square newels and shaped handrail is retained. Rear wing and extension reroofed with collar trusses. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 79).</p> |

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| 24 | 63 and 65 Micklegate | 1257306; MYO1192 | SE 59929 51614 | II (GV) | House. Early C19, with C20 shopfront. Pink and cream mottled brick in Flemish bond with window arches of orange-red brick gauged brick; stone coped parapet to pantile roof, with brick stack at rear. EXTERIOR: 3-storey 2-window front. Shopfront of reeded pilasters with impost and cornice; glazed door recessed between half-canted plate glass windows, and at right end upstairs door of 6 sunk panels beneath overlight. 12-pane sashes on first floor and unequal 9-pane sashes on second floor, all with flat arches and painted stone sills. INTERIOR: not inspected. |
| 25 | 61 Micklegate | 1257344; MYO1214 | SE 59936 51617 | II* (GV) | Town house. c1786, with mid C19 alteration and extension. Red brick in Flemish bond on painted stone plinth; dressings of orange-red gauged brick and painted stone; doorcases and moulded cornice of timber; brick stacks to hipped slate roof. Town house plan. EXTERIOR: basement and 3 storeys; 3-window front. Shuttered basement opening in plinth. Towards right end, panelled pilaster doorcase with frieze and bracketed cornice, and 6-panel door beneath plain fanlight recessed in panelled reveal. Rear access door of 6 sunk panels beneath overlight at right end. All windows are 1-pane sashes with flat arches of gauged brick, except for 12-pane sash at right end of first floor, and blind 9-pane sash in centre of second floor. Ground and first floor windows have sill bands, and second floor windows painted stone sills. Raised first floor band. INTERIOR: basement: brick vaulted cellars, with kitchen range in back room. Ground floor: moulded and keyed round arch on panelled pilasters with moulded impost and bases, now blocked by 6-panel door in later architrave, leads to stairhall. Main staircase, cantilevered around circular well, has shaped stone treads and cast-iron hollow-sided stick balusters with swept handrail. Cantilevered secondary staircase with stone treads and cast-iron handrail rises to attic around oval well. Front room retains fireplace enriched with applied composition wheatear drops and rinceaux and moulded fluted mantelshelf: to rear, semicircular niche beneath keyed moulded round arch on fluted pilasters with moulded impost. First floor: 6-panel door on landing, beneath round arch of moulded voussoirs on plain shallow pilasters with impost extended as moulded band: moulded ceiling cornice. Front room has C19 fireplace with mantelshelf on heavy carved consoles, between round-arched alcoves with mutilated architraves. Second floor: moulded cornice to stairwell roof light. In rear left room, plain moulded fireplace with hob grate. The house was the residence of Dr WA Evelyn, noted physician and antiquary, from 1894. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 79; City Archives: No.61 Micklegate). |
| 26 | 57 and 59 Micklegate | 1257340; MYO1212 | SE 59943 51619 | II* (GV) | Town house. Dated 1783; ground floor restored 1946-47. Front of orange-red brick in Flemish bond with stone bands, on stone basement; doorcases, and dentil and modillion eaves cornice of timber. Brick stacks to hipped roof of slate. Town house plan, incorporating service passage. EXTERIOR: basement and three storeys; 3-window front. At each end is a doorcase with panelled pilaster jambs, moulded frieze and dentilled cornice on volute consoles, the left one with wheatear drop below: doors of six raised and fielded panels beneath patterned fanlights recessed in round-arched milled architraves. Doorcase entablature continues across ground floor as plain band above C20 replica Venetian window with small pane glazing. First and second floor windows are 12-pane sashes with flat arches of gauged brick, over sill band on first floor, and with stone sills on second floor. Raised first floor band. At right end of eaves cornice, inverted bell shaped rainwater head over fallpipe with fleurs-de-lys clamps. Rear: segmental arches to first and second floor windows. Brick dentil eaves band. Dated rainwater head with initials WA. INTERIOR: ground floor: stone-flagged entrance and service passages. Two round arches on sunk panelled pilasters and reveals with milled necking and moulded impost separate entrance passage from stairhall. |

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| | | | | | Reconstructed staircase rises from ground to second floor, having cut string, slender turned balusters, two to a tread, and moulded handrail, ramped-up and wreathed at foot around column newel on shaped curtail step. Inserted elliptical arch leads to front room, which has enriched modillion cornice, and original fireplace with sunk panel jambs and moulded dentil cornice shelf, enriched with milling, frieze moulded with festoons and arabesques, and cast-iron grate. Rear room has two inserted elliptical arches and dentilled cornice. First floor: front room has moulded skirting, dado rail with milled enrichment, and enriched moulded cornice. Doors and windows have moulded and milled decoration to their architraves, and window reveals have sunk panels with composition foliar decoration. Fireplace has fluted pilaster jambs, milled architrave, frieze moulded with garlands and figures in applied composition, and milled and moulded cornice shelf. In rear room is fireplace with sunk pilaster jambs enriched with lion mask and pendant mouldings, possibly of applied composition, beaded and fluted frieze and moulded cornice shelf. Second floor: stairwell has dentilled cornice beneath coved ceiling and top light. Plain continuous round arches lead to front and back rooms. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 78). |
| 27 | 53 and 55 Micklegate | 1257333; MYO1209 | SE 59952 51623 | II* (GV) | Town house, now nightclub. 1751 on rainwater head at rear; subdivided, altered and second doorcase added c1813. House returned to single occupancy in C20 and stairhall ceiling renewed 1970. Possibly by John Carr. MATERIALS: front of orange-red brick in Flemish bond on painted stone plinth; rusticated quoins and dressings of painted stone; original doorcase of painted stone, with added column of painted timber; dentil and modillion cornice of timber. Rear of buff-red brick with red brick dressings. Double span roof, slate at front, tile at rear, with stepped and shaped gable ends. PLAN: originally central entrance hall plan; doorway to right created from former window opening. EXTERIOR: basement and 3 storeys; 5-window front. Flight of steps leads to double doorcase of three engaged Tuscan columns, triglyph frieze and cornice hood; two 6-panel doors beneath radial fanlights set in round-arched architraves with imposts. 12-pane sash windows on ground and first floors, unequal 9-pane sashes on second floor, all with triple-keyed flat arches of gauged brick. Plinth band forms sill band to ground floor windows; first and second floor windows have painted stone sills. Raised bands to first and second floors. Rear: later extensions obscure ground floor. Radial-glazed staircase window in centre of first floor, beneath keyed round arch of gauged brick with moulded imposts. Raised bands of brick to first and second floors. Moulded eaves cornice. Dated rainwater goods with ornate clamps, at right end. INTERIOR: extensive cellars, barrel-vaulted or groined, run beneath whole house. Ground floor: original entrance hall has moulded skirting, dado rail and cornice enriched with egg-and-dart; doorcase with pulvinated frieze and dentil cornice. Round stairhall arch with triple keyblock, panelled reveals with moulded imposts and bases, incorporated in skirting. In stairhall, skirting, dado rail and cornice continue from entrance hall; also doorcase similar to that at front. Main staircase to first floor has open string, 3 balusters, alternately turned, twisted and fluted, to a stair, and serpentine moulded handrail wreathed at foot around fluted column newel on shaped curtail step. Radial-glazed staircase window in pilastered round arch beneath floral swags and pendants. Front room fitted with raised panels in egg-and-dart moulded surrounds, with two enlarged, eared and shouldered panels bordered with Greek key mouldings in similar surrounds on side walls. Sumptuous cornice of dentils, egg-and-dart, and modillions alternating with rosettes. Moulded door and window cases, the doorcase with frieze of rinceaux and cornice enriched as ceiling |

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| | | | | | <p>cornice; windows have panelled shutters similar to wall panelling. Chimneypiece of Ionic columns beneath enriched frieze and broken pedimented overmantel in plaster moulded surround of pendant garlands. Back room has sunk dado panelling, moulded cornice, plain window shutters and mid C19 fireplace. At rear of inserted entrance hall to No.55, round arch on panelled pilaster reveals with moulded imposts leads to original secondary staircase. Staircase rises from ground to first floor, and has close string, turned balusters and square newels, and moulded, ramped-up handrail. To right of entrance passage, wide square-headed opening in moulded frame with lion mask paterae leads to front room. In front room, fireplace with fluted jambs and frieze survives, flanked by fitted cupboards of which the lower doors, with applied composition roundels enclosing female heads, beneath shaped panels, also survive; panelled window reveals; dentil cornice. First floor: upper part of main stairwell has wall panelling above moulded dado rail, and renewed ceiling of Rococo plasterwork panels, all enriched with egg-and-dart mouldings; cornice of acanthus modillions and rosettes. Lobby to front reception room approached through opening in the form of an Ionic triumphal arch of fluted pilasters, entablature and dentilled pediment, broken by moulded round arch with triple keyblock and panelled reveals; flanking arches are blind and enriched with egg-and-dart moulded panels enclosing floral drops. Eared doorcases have enriched architraves and pediments, one pediment broken, and doors of six moulded panels. In front room: moulded window cases with lion mask paterae; two fireplaces, one reeded with carved posies in angle blocks, the other with grooved elongated console jambs and frieze carved with rinceaux and swags; moulded cornice. Room at rear has panelled walls and fireplace with pulvinated frieze and moulded cornice shelf. Altered secondary staircase rises to attics, with slender turned balusters and newels. Attics have gypsum plaster floors. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 76).</p> |
| 28 | Walkers Bar (nos. 47 And 49) and yard wall attached to No 1 St Martins Lane, 45, 47 and 49 Micklegate | 1257330; MYO1207 | SE 59971 51628 | II (GV) | <p>Includes: No.1 St Martin's House ST MARTIN'S LANE. Shops, offices and public house. Mid C19. Greyish cream brick in Flemish bond, part with bracketed moulded cornice; ashlar dressings; slate roof with brick stacks; three gabled dormers with round-headed lights, one C20 replacement to public house. EXTERIOR: 3 storeys, with cellars and attics; 4-bay front to Micklegate, 3-bay front to St Martin's Lane, and curved corner bay. Micklegate front: paired cellar windows beneath heavy continuous lintel. Doors to Nos 45 and 47, approached by steps, recessed to right of paired sash windows. Openings are round-arched with keyblocks and moulded impost bands, on centre shafts with crocket capitals. Public house windows have 4-centred arches with triple keyblocks and centre shaft with crocket capital. Triple keyed segmental carriage arch at right end closed by ramped-up three-leaf folding door with trellised inserts. On first floor, windows are of paired trefoil-headed sashes recessed beneath 2-centred arches, with blind quatrefoils in tympana, on jamb shafts with crocket capitals. Triple keyblocks to arches. Moulded window sills on brackets carry low parapets pierced by roundels. Square-headed windows on second floor are paired with chamfered lintels, continued to form impost band to semicircular relieving arches. Band of cogged brick beneath ashlar sills. All windows are 1-pane sashes. St Martin's Lane front: round-arched centre doorway beneath corbelled round-arched hoodmould: steps up to panelled door with fanlight. Other details repeat those of Micklegate front, except that centre windows are not paired, and the first floor window has a stilted arch with trefoil in the tympanum. Same applies to corner bay, where windows are narrowed, and first floor one has trefoil in tympanum. INTERIOR: of No.1 St Martin's Lane: open string staircase to attics with slender turned balusters and moulded,</p> |

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| | | | | | serpentine handrail, wreathed on balusters at foot; shaped treadends. Well has moulded cornice. |
| 29 | 43 Tanner Row | 1256476; MYO768 | SE 59894 51692 | II (GV) | GV II Workshop. 1845-50. Pink-grey mottled brick in Flemish bond, right side rendered; ashlar and painted stone dressings; timber doorcases and modillion eaves cornice, returned at right end; slate roof with rendered stacks. EXTERIOR: basement and three storeys; four-window front. Shuttered basement windows on each side of main entrance. Main entrance to left of centre is four-panel door beneath margin glazed overlight, recessed at head of flight of steps, in plain doorcase with modillion cornice hood. Similar double doorway at right end closed by C20 roller shutter. At left end, passage opening in continuously moulded round arch. Windows on ground and first floors are twelve-pane sashes; on second floor squat nine-pane sashes. On ground and second floor, windows have painted stone sills; on first floor, sill band; all have flat arches of brick. INTERIOR: not inspected. |
| 30 | Main gates and wicket gates to North Eastern Railway Company Offices, Toft Green | 1256401; MYO711 | SE 59897 51722 | II (GV) | 3 pairs of carriage gates and standards, flanked by 2 wicket gates. c1900. For the North Eastern Railway Company. Wrought-iron, with moulded stone bases to gate standards. Carriage gates of square section railings incorporate panels of scrolled lyre motifs and arabesques, and have urn finials. Square section standards of similar openwork panels taper to shallow pyramidal caps with orb finials. Wicket gates have arabesque panels and orb finials. |
| 31 | Gates, gate piers and railings to Old Station Forecourt, Toft Green | 1256408 | SE 59855 51682 | II (GV) | Carriage gates and gate piers to north-east side of Old Station (qv) forecourt and railings bounding forecourt to north-east and south-east. c1850. Designed by GT Andrews for the York and North Midland Railway Company; manufactured by the Walker Foundry. Gates and railings of cast-iron; gate piers of ashlar. Gate piers are rectangular on plan with moulded cornices beneath shallow pyramidal caps, one surmounted by foliate gas light standard with crossbar. Double gates of turned railings with leaf bud tips, and bands of rosettes forming middle and top rails. Turned railings with spear tips, on low stone plinth. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 57; York Historian: Malden J: The Walker Ironfoundry, York, c.1825-1923: York: 1976-: 43). |
| 32 | Old Station and former Station Hotel, Toft Green | 1256403; MYO712 | SE 59850 51741 | II* (GV) | Formerly known as: York Old Station TOFT GREEN. Railway station and hotel; now offices. Station of 1840-41, with alterations and extensions of 1845 and 1850s; hotel of 1852-53. Train shed largely demolished 1965-66. Architect GT Andrews of the York and North Midland Railway Company; Engineer T Cabray of the Great North of England Railway Company; Ironfounder Edwin Thompson of the Phoenix Foundry, Walmgate, York. Double train shed terminal station, flanked by departure and arrival buildings; hotel added across railhead. MATERIALS: departure building to south-east: sandstone ashlar and gault brick in Flemish bond; ashlar colonnades, dressings and moulded cornices; hipped roofs of Welsh slate, and brick stacks, either truncated or demolished. Rear of gault brick in Flemish bond, now painted, with gauged brick arches. Arrival building to north-west: red brick in English bond with orange-red gauged brick dressings, on ashlar basement; ashlar bands and moulded cornice; brick stacks to Welsh slate hipped roof. Former hotel to north-east: gault brick in English garden-wall bond, with ashlar doorcase, quoins, bands and cornices; brick stacks to Welsh slate roofs. Train shed of cast-iron and glass. EXTERIOR: DEPARTURE BUILDING front: 3-storey 5-bay centre block, flanked by lower 3-storey 6-bay blocks with projecting end bays; to left, 2-storey 3-bay block; to right, 3-storey 5-bay block. Hotel return wall set back at right end. Rusticated ground floor of centre block has recessed 20-pane sash windows with radial-glazed heads beneath round arches of radiating voussoirs with moulded impost. Round-headed sashes on first floor recessed beneath arcaded hoodmoulds on |

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| | | | | | <p>moulded impost band; on second floor, windows are segment-headed in eared and shouldered architraves. Both floors have moulded sill bands, and first floor has prominent cornice on brackets. Giant pilasters at outer angles and flanking central window rise through moulded first floor cornice to eaves cornice. Ground floors of flanking blocks have 5-bay Tuscan colonnades with entablatures, and rusticated end bays. Windows behind colonnades are 12-pane sashes. End bays have round-headed openings recessed beneath arches of radiating voussoirs with moulded imposts; in left block, radial-glazed window altered to door. First floor windows are 12-pane sashes; those on second floor, unequal 9-pane sashes. All windows are in architraves, over moulded sill bands on ground and first floors, that on first floor continued from centre block; moulded band at second floor level, and moulded eaves cornice. End blocks have round-headed ground floor sashes, originally radial-glazed, recessed beneath round arches of radiating voussoirs with moulded imposts. Windows on first floor are 12-pane sashes in architraves over moulded sill band continued from adjacent block. Moulded eaves cornice formed by second floor band continued from adjacent block. Right block has third floor with unequal 9-pane sashes over moulded band continued from adjacent block, and moulded cornice. ARRIVAL BUILDING front: basement and 2 storeys; 7 bays: hotel return wall to left. Basement windows with grilles and screens largely covered. Window towards left end of ground floor altered to panelled double doors, retaining upper sash and radial-glazed fanlight. Other windows are round-arched sashes, some with paired glazing bars, some with radial-glazed heads, over panelled aprons and beneath arches of gauged brick with moulded impost band. On first floor, windows are 4-pane sashes with ashlar sills on blocks and cambered arches. Raised first floor band. HOTEL front: basement and 3 storeys, centre block with attic; 9-window centre block flanked by 3-window wings, curved at corners. Centre block has raised and chamfered angle quoins. All basement windows, now mostly blocked, in plinth stepped-up over windowheads to form lintels. In centre block, Doric doorcase in antis has recessed double doors of fielded panels and fanlight in keyed round-arched architrave, approached by steps. Windows throughout are 12-pane sashes on ground, first and second floors, beneath cambered arches of gauged brick on ground and first floors: second floor windows are squat without arches. Centre block has 6-pane attic sashes beneath cambered arches, above moulded frieze and prominent cornice on console brackets. Ground and second floor windows have moulded sill bands; first floor windows have plain sill band. All parts have moulded eaves cornices, and all windows have very thin glazing bars. Left return: 3 storeys 3 bays. Detailing largely repeats that of main front, with square bay with sashes and radial-glazed window on ground floor, and one first floor window blind, one enlarged to 15 panes. Right return: 3 storeys 7 bays. Main front detailing repeated, with part glazed and panelled door and divided overlight, and one blind window on first floor. TRAIN SHED: low brick platforms on both sides survive virtually intact. Platform sides of departure and arrival buildings also survive virtually unaltered. An area of train shed roof survives at rear of former hotel building, between the arrival and departure buildings. INTERIORS: not inspected. (Bartholomew City Guides: Hutchinson J and Palliser DM: York: Edinburgh: 1980-: 242-44; City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 53-55).</p> |
| 33 | Former North Eastern Railway Company Offices | 1254600; MYO710 | SE 59884 51763 | II* (GV) | <p>Offices and area railings attached. 1900-06. H Field and W Bell for the North Eastern Railway Company. MATERIALS: orange-red brick in English bond on Portland stone basement; doorcase, pilasters, quoins, dressings, frieze and moulded and enriched modillion cornice of ashlar;</p> |

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| | and area railings attached, Toft Green | | | <p>Westmorland slate roof with stone coped gables, ashlar pediments and volute kneelers; brick stacks on stone plinths, with stone bands and moulded cornices. Railings of wrought-iron on moulded stone plinth. STYLE: Baroque Revival. EXTERIOR: entrance front: basement and 3 storeys: 3-bay frontispiece breaks forward between 7-bay flanking ranges terminating in 3-bay gabled crosswings; frontispiece and crosswings have 2-storey attics. Staircase tower of basement and 5 storeys set back at right end. Frontispiece is articulated by paired giant pilasters with consoles at the head supporting moulded cornice: semicircular gable between volutes with urn finials rises above cornice. Concave rusticated round-arched doorcase rises through 2 storeys of central bay: panelled sliding doors and overhead in bolection moulded architrave between fluted columns carrying deep frieze and cornice on foliate consoles; lunette fanlight in arch tympanum above. Frieze carved with cartouche bearing the words 'North Eastern Railways Head Offices'. Second floor window is 12-pane sash in Gibbs surround with moulded cornice, opening on to balcony with balustrade incorporating the letters NER embedded in foliate tendrils. In attic is Venetian window in Gibbs surround, beneath garlanded laurel wreath carved in high relief. In flanking ranges and crosswings ashlar basement plinth is stepped up beneath ground floor windows. Windows are 15-pane sashes on ground floor, 18-pane on first floor, in architraves with moulded sills, and moulded cornice hoods on first floor. Similar 12-pane sashes on second floor of flanking ranges, without hoods: in crosswings, second floor sashes are squat, in lugged architraves over aprons carved with festoons in high relief. Attic windows in crosswings are 12-pane sashes in eared and keyed segment-headed architraves with moulded sills. Gable end window is 18-pane sash with moulded sill on blocks and sill band, beneath triple-keyed hoodmould on consoles. Beneath window is a circular panel in keyed raised surround half enclosed in acanthus fronds. Segmental pediment to gable apex, over panel carved in relief with festoons, between volutes. Attics to flanking ranges have 12-pane sashes to lowest tier of dormers, beneath alternately triangular and segmental pediments: second and third tiers are flat with small-pane casement windows. There are four sets of square section rainwater goods with rectangular hoppers. Staircase tower has fielded panelled door, approached by steps, in architrave with stepped keyed lintel. Windows are square lattice casements in architraves with moulded sills, one segment-headed with triple keyblock, one eared on fourth floor, those on fifth floor in relief carved surrounds of fruit and foliage. Console cornice beneath concave sided pyramidal roof, truncated and surmounted by pedimented cupola with steam engine weathervane. Left return: basement, 3 storeys and attics; 8 bays, outer bays bowed from basement to first floor, centre bays gabled, with 3-light bow window on first floor. Windows and detailing generally follow those of main front, except that windows flanking first floor central bow are elongated 24-pane sashes opening on to balconies with balustrades similar to those on main front. Beneath first floor central bow is corbelled out cartouche carved with the constituent badges of the North Eastern Railway Company. Three out of four sets of lead rainwater goods survive, dated 1904, embossed 'NER'. Right return: 3 storeys and attics, gabled in centre; 6 first floor windows; tower of 3 storeys and attic set back at right end. Detailing repeats that of main front. Tower has a sash window in architrave on each floor and moulded cornice beneath parapet. INTERIOR: not inspected. SUBSIDIARY FEATURES: area railings attached to front and left return: on low plinth. Square section railings incorporate openwork panels of scrolled lyre motifs and arabesques; square section standards have orb finials. (Bartholomew City Guides: Hutchinson J and Palliser DM:</p> |
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| | | | | | York: Edinburgh: 1980-: 244-45). |
| 34 | The Burns Hotel, 23 Market Street | 1257372; MYO764 | SE 60353 51791 | II (GV) | Public house. Mid C19 incorporating adjacent house of early C18, formerly one of a pair with No.21 (q.v.); C20 public house front. MATERIALS: early C18 part incised stucco, with coved plaster eaves. Mid C19 part of pink and grey mottled brick in Flemish bond at front, English garden wall bond on right return; timber shop front and boxed eaves, on modillions on right return. Both builds have slate roofs, C19 part hipped, with brick stacks. EXTERIOR: 4-storey, 2-window front to C19 part to left of C18 front of 2 storeys and attic and 2 windows. Entrance in C19 part in inn front of sunk-panel pilasters with impostes and moulded cornice; half glazed and panelled door with radial fanlight to left of three round-headed radial glazed sash windows over panelled risers. Upper floor windows are 12-pane sashes, diminishing in height on each floor, with painted stone sills and flat arches of brick. C18 part has 12-pane sash windows with painted stone sills on ground and first floors, and gabled dormer with 2x6-pane sliding sash to attic. INTERIOR: not inspected. RCHM records original plan form survives on second and third floors. (City of York: RCHME: The Central Area: HMSO: 1981-: 158). |

APPENDIX 2
EDAS PHOTOGRAPHIC CATALOGUE

NO. 39 TANNER ROW: PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 13th October 2022

| <i>Film</i> | <i>Frame</i> | <i>Subject</i> | <i>Scale</i> |
|-------------|--------------|--|--------------|
| 1 | 788 | North (street) elevation, looking SE | - |
| 1 | 789 | North (street) elevation, looking SE | - |
| 1 | 790 | North (street) elevation, looking SE | - |
| 1 | 791 | View of nos 37 and 39 Tanner Row from Station Rise, looking SE | - |
| 1 | 792 | View of nos 37 and 39 Tanner Row from Station Rise, looking SE | - |
| 1 | 793 | Distant view of nos 37 and 39 Tanner Row from north-west end of Station Rise, looking SE | - |
| 1 | 794 | Distant view of nos 37 and 39 Tanner Row from north-west end of Station Rise, looking SE | - |
| 1 | 795 | Distant view of no. 39 Tanner Row from city walls, looking SE | - |
| 1 | 796 | Distant view of no. 39 Tanner Row from city walls, looking SE | - |
| 1 | 797 | View of no. 39 Tanner Row from city walls, looking SE | - |
| 1 | 798 | View of no. 39 along Tanner Row, looking E | - |
| 1 | 799 | View of no. 39 along Tanner Row, looking E | - |
| 1 | 800 | Distant view of no. 39 along Tanner Row, looking E | - |
| 1 | 801 | North (street) elevation, chimney detail, looking E | - |
| 1 | 802 | View of no. 39 along Tanner Row, looking SW | - |
| 1 | 803 | Distant view of no. 39 along Tanner Row, looking SW | - |
| 1 | 804 | Distant view of no. 39 along Tanner Row, looking SW | - |
| 1 | 805 | Distant view of no. 39 along Tanner Row, looking SW | - |
| 1 | 806 | South (rear) elevation, from pedestrian access, looking N | - |
| 1 | 807 | South (rear) elevation, from pedestrian access, looking N | - |
| 1 | 808 | South (rear) elevation, from pedestrian access, looking NE | - |
| 1 | 809 | South (rear) elevation, from pedestrian access, looking N | - |
| 1 | 814 | Room GF1, inside face of front door, looking NW | - |
| 1 | 815 | North (street) elevation, ground floor, looking SE | - |
| 1 | 816 | Room GF1, north wall, looking NW | - |
| 1 | 817 | Room GF1, south wall, looking SE | - |
| 1 | 818 | Room GF1, fireplace and recesses to east wall, looking NE | - |
| 1 | 819 | Room GF2, showing central ceiling beam, looking SE | - |
| 1 | 821 | Room GF2, showing central ceiling beam, looking NW | - |
| 1 | 822 | Room GF2, north arched recess in east wall, looking N | - |
| 1 | 824 | Room GF2, top of north arched recess in east wall, looking N | - |
| 1 | 825 | Room GF2, top of north arched recess in east wall, looking N | - |
| 1 | 826 | Exit from internal passage GF3, showing west elevation of room GF5, looking NW | - |
| 1 | 827 | External passage and south elevation of room GF5, looking NW | - |
| 1 | 828 | South (rear) elevation, looking NW | - |
| 1 | 829 | External store in courtyard, north elevation, looking SE | - |
| 1 | 830 | External store in courtyard, north elevation, with metal steps to rear, looking SE | - |
| 1 | 831 | External courtyard, steps to garden/communal area, looking SE | - |
| 1 | 832 | Rear garden/communal area, wall and doorway to east side, looking NE | - |
| 1 | 833 | Rear garden/communal area, inset or plinth to wall to east side, looking NE | - |
| 1 | 834 | Rear garden/communal area, looking W | - |
| 1 | 835 | Room GF5, south elevation, and courtyard, looking NW | - |
| 1 | 836 | South (rear) elevation, looking NW | - |
| 1 | 837 | Passage GF3, beam over bar in GF1, looking N | - |
| 1 | 840 | Passage GF3, north part, showing panelling, looking SE | - |
| 1 | 841 | Passage GF3, north end showing thickened west wall, looking NW | - |
| 1 | 842 | Passage GF3, south part, looking SE | - |
| 1 | 843 | Passage GF3, south part, roof and skylight over, looking NW | - |
| 1 | 844 | Passage GF3, blocked window to east wall, looking NW | - |
| 1 | 845 | Cellar room B2, north wall, looking NW | - |
| 1 | 846 | Cellar room B2, south wall, looking SE | - |
| 1 | 847 | Cellar room B2, storage bins to west wall, looking W | - |
| 1 | 849 | Cellar steps, looking NW | - |
| 1 | 850 | Cellar room B1, looking NW | - |
| 1 | 851 | Cellar room B1, recesses in east wall, looking E | - |
| 1 | 853 | Cellar room B1, front external face of door, looking NW | - |

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| 1 | 857 | Cellar room B1, inside face of door, looking W | - |
| 1 | 858 | Room GF1, stairs, looking S | - |
| 1 | 860 | Room GF1, stairs, looking SE | - |
| 1 | 863 | Room 1F2, fireplace and recesses to east wall, looking NE | - |
| 1 | 864 | Room 1F2, fireplace to east wall, looking NE | - |
| 1 | 865 | Room 1F2, north wall, looking N | - |
| 1 | 866 | Room 1F2, looking S | - |
| 1 | 867 | Room 1F3, east wall, looking E | - |
| 1 | 868 | Room 1F3, fireplace to east wall, looking NE | - |
| 1 | 870 | Room 1F1, stairs and door to toilet, looking SE | - |
| 1 | 872 | Room 2F1, stairs, looking SE | - |
| 1 | 875 | Room 2F3, east wall, looking N | - |
| 1 | 877 | Room 2F3, fireplace to east wall, looking NE | - |
| 1 | 878 | Room 2F2, looking NW | - |
| 1 | 881 | Room 2F4, east wall, looking SE | - |
| 1 | 882 | Room 2F4, fireplace to east wall, looking NE | - |
| 1 | 883 | Room 3F4, wall cupboards to east wall, looking SE | - |
| 1 | 885 | Room 3F4, wall cupboards to east wall, coat pegs, looking SE | - |
| 1 | 886 | Room 3F4, wall cupboards to east wall, looking SE | - |
| 1 | 887 | Room 3F4, wall cupboards to east wall, looking SE | - |
| 1 | 888 | Room 3F4, visible part of roof truss over, looking NE | - |
| 1 | 889 | Room 3F2, looking NE | - |
| 1 | 890 | Room 3F3, looking NE | - |
| 1 | 891 | Room 3F3, fireplace and cupboard to east wall, looking S | - |
| 1 | 892 | Room 3F3, cupboard to east wall, looking E | - |
| 1 | 894 | Room 3F3, fireplace and cupboard to east wall, looking SE | - |
| 1 | 895 | Room 3F3, fireplace to east wall, looking SE | - |
| 1 | 897 | Room 3F1, looking SW | - |
| 1 | 899 | View over rear yard, showing rooms GF4 and GF5, looking SE | - |
| 1 | 990 | Former external west wall of passage GF3 from pedestrian access, looking SE | - |
| 1 | 991 | Pedestrian access showing external west wall of passage GF3, looking NW | - |
| 1 | 993 | View over rear yard, showing rooms GF4 and GF5, courtyard, external store and garden/communal area, looking SE | - |
| 1 | 994 | View over rear yard, showing rooms GF4 and GF5, courtyard, external store and garden/communal area, looking SE | - |
| 1 | 995 | North (street) elevation, looking SE | - |

APPENDIX 3
METHODOLOGY FOR ASSESSMENT OF SIGNIFICANCE FOR HERITAGE ASSETS

METHODOLOGY FOR ASSESSMENT OF SIGNIFICANCE FOR HERITAGE ASSETS

Based on Highways England 2019 Design Manual for Roads and Bridges LA106 'Cultural Heritage Assessment' and LA104 'Environmental Assessment and Monitoring', and in accordance with advice contained in the 2021 National Planning Policy Framework (NPPF).

Assessing the Significance of Heritage Assets

| <i>Value (Significance)</i> | <i>Criteria</i> |
|-----------------------------|--|
| Very High (International) | <ul style="list-style-type: none"> World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Other buildings and built heritage of exceptional quality and recognised international importance. Historic landscapes and townscapes of international value or sensitivity, whether designated or not, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s). |
| High (National) | <ul style="list-style-type: none"> Scheduled Monuments, or undesignated archaeological assets of national quality and importance, or than can contribute significantly to national research objectives. Grade I and II* Listed Buildings, other built heritage assets that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade. Conservation Areas containing very important buildings or with very strong character and integrity, undesignated structures of clear national importance. Grade I and II* Registered Parks and Gardens, Registered Battlefields and designated or non-designated historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved historic landscapes which exhibit considerable coherence, integrity time-depth or other critical factor(s). |
| Medium (Regional) | <ul style="list-style-type: none"> Undesignated archaeological assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings, historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). Designated special landscapes, undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value, and averagely well preserved historic landscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes. |
| Low (Local) | <ul style="list-style-type: none"> Undesignated archaeological assets of local importance, assets compromised by poor preservation and/or poor survival of contextual associations, or assets of limited value but with potential to contribute to local research objectives. Locally listed buildings, historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes or built-up areas of limited historic integrity in their buildings or built settings (including street furniture and other structures). Robust undesignated historic landscapes, historic landscapes with importance to local interest groups, historical landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes. |
| Negligible | <ul style="list-style-type: none"> Archaeological assets with very little or no surviving interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest. |
| Unknown | <ul style="list-style-type: none"> The importance of the asset has not been determined. Buildings with some hidden (i.e. inaccessible) potential for historic significance. |

Assessing the Value of the Setting of Heritage Assets

| <i>Value (Setting)</i> | <i>Criteria</i> |
|------------------------|--|
| Very High | A defined setting that is contemporary with, and historically and functionally linked with, the heritage asset, may contain other heritage assets of international or national importance, has a very high degree of intervisibility with the asset, and makes a very substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset. |
| High | A setting which is broadly contemporary with, and historically and functionally linked with, the heritage asset, with minor alterations (in extent and/or character), which exhibits a high degree of intervisibility with the asset, and/or which makes a substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset. |
| Medium | A setting which is basically contemporary with, and historically and/or functionally linked with, the heritage asset but with alterations which may detract from the understanding of the heritage asset, which exhibits a moderate degree of intervisibility with the asset, and/or which makes a moderate contribution to the significance of the heritage asset, and/or a moderate contribution to the understanding and appreciation of the significance of the asset. |
| Low | A setting which is largely altered so that there is very little evidence of contemporaneous and/or historic and/or functional links with the heritage asset, which exhibits a low degree of intervisibility with the asset, and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset. |
| Negligible | A setting which is significantly altered or destroyed so that there is no remaining evidence of contemporaneous and/or historic and functional links with the heritage asset, which exhibits no intervisibility with the asset, and/or which makes no contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset. |

APPENDIX 4
PLANNING POLICY CONTEXT

No. 39 TANNER ROW, YORK YO1 6JP: PLANNING POLICY CONTEXT

The following chapter details the core planning documents that are relevant to the proposed development at 39 Tanner Row, in relation to heritage issues. Other issues are covered in a Supplementary Architectural Report submitted in support of the proposed development (CMA 2020b).

Planning (Listed Building and Conservation Areas) Act 1990

The 1990 Planning (Listed Building and Conservation Areas) Act, referred to above, sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas, and their settings.

Section 66(1) of the Act states that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Section 69 of the Act requires local authorities to define as Conservation Areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”, while Section 72 gives local authorities a general duty to pay special attention “to the desirability of preserving or enhancing the character and appearance of that area” in exercising their planning functions. The Act does not make specific provision with regard to the setting of a Conservation Area, although this is covered by the policy framework outlined below.

National Planning Policy Framework (July 2021)

The National Planning Policy Framework (NPPF), originally published in March 2012 and updated in 2021 (MHCLG 2021), sets out the Government’s planning policies for England and how these are to be achieved, with the purpose of achieving sustainable development; there should be a presumption in favour of sustainable development (paragraph 10). Three overarching objectives are put forward to achieve this, the environmental objective being to “to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy” (paragraph 8). The NPPF is also supported by relevant guidance and explanatory text for the historic environment, which was also updated in July 2021 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).

Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraphs 189 to 193 provide an introduction to the topic, paragraphs 194 to 198 deal with proposals affecting heritage assets, and paragraphs 199 to 208 cover the potential impacts on heritage assets and their settings. The following text provides a summary of the main points.

When considering the conservation and enhancement of the historic environment, the NPPF notes that the conservation of heritage assets in a manner appropriate to their significance should underpin decision-making (paragraph 189). 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. Significance derives not only from a heritage asset’s physical presence, but also from its setting” (MHCLG 2021, Annex 2: Glossary). Setting is defined 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” (MHCLG 2021, Annex 2: Glossary).

The NPPF policies relating to conserving and enhancing the historic environment also state that, when determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by its setting. When determining significance, the level of detail should be proportionate to the asset’s importance and, where a development site may include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, undertake a field evaluation (paragraph 194).

NPPF states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal, including its setting (paragraph 195). The impact of development on a heritage asset should be taken into account when determining applications, and any conflict between the heritage asset’s conservation and any aspect of the proposal should be avoided or minimised (paragraph 195). A distinction is often made between designated and non-designated heritage assets; designated heritage assets are defined as being World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (MHCLG 2021, Annex 2: Glossary), whereas non-designated assets are usually considered to be those included in a local authority’s ‘local list’ or the local Historic Environment Record. However, NPPF does say that non-designated assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should also be considered as designated assets (paragraph 199 footnote 63). The guidance accompanying the NFFP also specifically states that only a minority of buildings have enough heritage significance to merit their identification as non-designated heritage assets.

In terms of the NPPF, significance is defined as being “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. Significance derives not only from a heritage asset’s physical presence, but also from its setting” (MHCLG 2021, Annex 2: Glossary). Setting is defined 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” (MHCLG 2021, Annex 2: Glossary).

Paragraph 197 guides local planning authorities to 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 positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF notes that great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be); this is irrespective of whether the potential harm is classed as being substantial, total loss or less than substantial harm to its significance (paragraph 199). Significance can be harmed or lost through alteration or destruction of the heritage asset or a development within its setting. Substantial harm to or loss of Grade II Listed Buildings or Grade II Registered Parks and Gardens should, for example, be exceptional. Substantial harm to or loss of heritage assets of the highest significance, including Scheduled Monuments and Grade I and II* Listed Buildings, should be wholly exceptional (paragraph 200).

Where a proposed development would lead to substantial harm or total loss of significance to a designated heritage asset, the NPPF states that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 201). If a development leads to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal (paragraph 202). The NPPF goes on to state that the effect of an application on the significance of a non-designated heritage asset should also be taken into account when determining an application, and a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 203).

The NPPF further states that local planning authorities should make information about the significance of the environment gathered as part of the development publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and the archive generated) publicly accessible (paragraph 205).

Finally, local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance (paragraph 206). Loss of a building (or other element) which makes a positive contribution to the significance of a Conservation Area should be treated either as substantial harm or less than substantial harm (see above), taking into account the relative significance of the affected element and its contribution to the significance of the Conservation Area as a whole (paragraph 207).

City of York Council Local Plan - Publication Draft (2018)

At the time of writing, there is no adopted Local Plan for the City of York. The Council produced a 'City of York Draft Local Plan Incorporating the Fourth Set of Changes', which was approved for Development Management purposes in April 2005, but this has not been subject to Examination and is now out of date. The submission version of the City of York Local Plan 2018 (the emerging plan) was submitted for examination in May 2018, and the Examination in Public started in December 2019 (CYC 2018).

Policy DP2 (Sustainable Development)

This policy, contained in the 'Vision and Development Principles' section of the draft Local Plan, sets out sustainable development principles which are to be applied when considering all development proposals and which underpin subsequent sections of the Plan. It includes principles that development should help to 'Create a Prosperous City for All', 'Provide Good Quality Homes and Opportunities', and 'Conserve and Enhance the Environment' through a number of factors which include conserving, and where appropriate enhancing, the elements which contribute to the special character and setting of the historic City by ensuring development is in acceptable locations and of the highest standards in terms of urban design and detailing (CYC 2018, 22-23).

Policy DP3 (Sustainable Communities)

This policy sets out the overarching design principles that new development should address where appropriate. Amongst others, the principles include (i) to respect and enhance the historic character, green spaces and landscape of York, (ii) to deliver high quality design and appropriate density, layout and scale whilst ensuring appropriate building materials are used, and (iii) create a high quality, locally distinctive place which relates well to the surrounding area and its historic character (CYC 2018, 24).

The main part of the draft Local Plan that deals with heritage issues is contained within the 'Protect the Environment' section, specifically the chapter on 'Placemaking, Heritage, Design and Culture' (CYC 2018, 144-164).

Policy D1 (Placemaking)

This states that development proposals will be supported where they improve poor existing urban and natural environments, enhance York's special qualities, and better reveal the significances of the historic environment. It requires proposals to adhere to a number of detailed design points. Those points relevant to this heritage assessment include:

- i) Urban Structure and Grain: enhance, respect and complement the historic arrangement of street blocks, plots and buildings, where possible restoring old patterns of urban grain where these have been damaged or obscured.
- ii) Density and Massing: demonstrate density will be appropriate for its use and neighbouring context, and demonstrate that the development does not dominate other buildings and spaces.
- iii) Streets and Spaces: improve the quality of the public realm and the wider environment for all.
- iv) Building Heights and Views: respect York's skyline and the city centre roofscape, and respect and enhance views of landmark buildings and important vistas.
- v) Character and Design Standards: ensure proposals are not a pale imitation of past architectural styles, ensure appropriate building materials are used, ensure they meet the highest standards of accessibility and inclusion; ensure they demonstrate best practice in contemporary urban design and place making, ensure that they create active frontages to public streets and spaces, and ensure that they create buildings and spaces that are fit for purpose but are also adaptable to respond to change.

Policy D2 (Landscape and Setting)

This policy states that development proposals will be encouraged and supported where they:

- i) demonstrate understanding through desk and field based evidence of the local and wider landscape character and landscape quality relative to the locality, and the value of its contribution to the setting and context of the city and surrounding villages, including natural and historic features and influences such as topography, vegetation, drainage patterns and historic land use;
- ii) conserve and enhance landscape quality and character, and the public's experience of it and make a positive contribution to York's special qualities;
- v) recognise the significance of landscape features such as mature trees, hedges, and historic boundaries and York's other important character elements, and retain them in a respectful context where they can be suitably managed and sustained;
- vi) take full account of issues and recommendations in the most up to date York Landscape Character Appraisal; and
- viii) create a comfortable association between the built and natural environment and attain an appropriate relationship of scale between building and adjacent open space, garden or street.

Policy D4 (Conservation Areas)

This states that development proposals within or affecting the setting of a Conservation Area will be supported where they:

- i) are designed to preserve or enhance the special character and appearance of the Conservation Area and would enhance or better reveal its significance;
- ii) respect important views; and

- iii) are accompanied by an appropriate evidence based assessment of the Conservation Area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood.

The explanatory text also notes that outline planning applications for development within or affecting the setting of Conservation Areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance of the Conservation Area. Changes of use will be supported when it has been demonstrated that the primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the Conservation Area. Harm to buildings, open spaces, trees, views or other elements which make a positive contribution to a Conservation Area will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Conservation Area will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.

Policy D5 (Listed Buildings)

This policy states that proposals affecting a Listed Building or its setting will be supported where they:

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

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

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

The explanatory text also notes that applications should be supported by a heritage statement which includes a statement of significance proportionate to the scale and nature of the proposed works, covering the following:

- analysis of the significance of the building relevant to the areas of proposed change. This should convey an understanding of the heritage value. It should be noted that the official list description is not a statement of significance (refer to Historic England's Conservation Principles Policies and Guidance (English Heritage 2008) for further information);
- an assessment of the impact of development proposals on the special interest (significance and values) of the building;
- an explanation of why the proposed works are desirable or necessary; and
- where proposals appear to cause harm to significant aspects of the building, why less harmful ways of achieving desired outcomes have been discounted or are undeliverable. The greater the harm the stronger the justification should be.

Policy D6 (Archaeology)

This policy states that development proposals that affect archaeological features and deposits will be supported where:

- i) they are accompanied by an evidence based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting, including characterisation of waterlogged organic deposits, if present;
- ii) they will not result in harm to the significances of the site or its setting;
- iii) they are designed to enhance or better reveal the significances of an archaeological site or will help secure a sustainable future for an archaeological site at risk; and
- iv) harm to archaeological deposits is unavoidable, detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement.

The explanatory text also notes that, within the historic core, substantial harm is defined as greater than 5% disturbance to buried archaeological deposits through foundation design and infrastructure development as described in the York Development and Archaeology Study (1990). Within the historic core, substantial harm to nationally-important remains will be permitted only where it meets this target and where it can be demonstrated that the proposal would bring substantial public benefits. This policy approach has been adopted to ensure both the continued economic vitality of the city centre and the preservation in-situ of these highly significant deposits.

Development proposals will always need to be accompanied by a heritage statement that is proportionate to the size and impact of development proposals and the nature of archaeological evidence. In all circumstances the CYCHER must be consulted and advice and guidance sought from the council's historic environment specialists. The significance and value of archaeological remains must always be appropriately assessed as part of a statement of significance drawn up with reference to Historic England's Conservation Principles, Policies and Guidance (2008), which the Council considers to be appropriate guidance on this matter. The heritage statement may also need to be accompanied by the results of more detailed analysis involving building assessment, deposit monitoring, including characterisation of waterlogged deposits and their hydrological setting, below ground evaluation and documentary research. The Council will expect the heritage statement to examine the potential impacts of development proposals on significance and value using appropriate evidence and analysis. Where harm to archaeological features and deposits is unavoidable, development proposals will be expected to provide detail on appropriate mitigation measures agreed with City of York Council. Where development sites contain deep, wet, archaeological deposits, these mitigation measures may include provision for installation of and data recovery from deposit monitoring devices. Where mitigation measures include physical excavation of deposits, provision must include adequate resources for excavation, analysis, publication, and archive deposition with the Yorkshire Museum.

Copies of all heritage statements and reports on archaeological interventions, whether pre- or post determination of an application, must be deposited with the CYCHER. Physical interventions into heritage assets through standing building assessment or below ground archaeological investigations should be led by appropriately qualified individuals and organisations preferably accredited by nationally recognised professional institutes or organisations.

Policy D7 (the Significance of Non-Designated Heritage Assets)

This policy states that development proposals will be encouraged and supported where they are designed to sustain and enhance the significance of York's historic environment, including non-designated heritage assets. The significance of non-designated heritage

assets and their settings should be assessed in development proposals against the following criteria, namely the:

- special architectural or vernacular interest; and/or
- townscape and landscape significance; and/or
- historic interest; and/or
- artistic significance; and/or
- archaeological significance; and/or
- age and rarity; and/or
- community significance.

Development which would remove, harm or undermine the significance of such assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the heritage asset. Prior to the demolition, alteration, extension or restoration of heritage assets (both designated and on-designated) appropriate building recording relevant to the asset's significance and the scope of works will be undertaken.

The explanatory text notes that the National Planning Policy Framework (2012) encourages Local Authorities to consider the significance of all heritage assets. The concept of describing and appraising the significance of listed buildings, conservation areas and other 'designated assets' is longstanding in legislation and guidance, and is to be protected through the application of other policies in this section. This policy however provides clear local criteria to help guide development decisions, enabling applicants and decision makers to better understand what is meant by 'significance' in relation to local non-designated heritage assets and their settings. Any development proposals that relate to non-designated heritage assets and their settings must be accompanied by an assessment of their significance in line with the criteria in Policy D7.

Where a development will comprise works to a designated or non-designated heritage asset then building recording will be required. Building recording may comprise detailed archaeological survey or a photographic record, depending upon the significance of the heritage asset and the nature of the works proposed. The survey must be undertaken by a suitably experienced professional in accordance with a Written Scheme of Investigation approved by the Local Planning Authority and to the relevant Historic England and Chartered Institute for Archaeologists Standard and Guidance. The results of the building recording will be deposited with the CYCHER. Significant findings will also be formally published in order to make the information publicly accessible and to advance understanding.

City of York Council has been working alongside a local community group (York Open Planning Forum) to establish a set of criteria to appraise and help establish a Local Heritage List for York. Local Heritage Assets contribute to York's special character, significance and sense of place, as defined in the Council's Heritage Topic Paper Update (CYC 2013).

Policy D11 (Extensions and Alterations to Existing Buildings)

This policy states that proposals to extend, alter or add to existing buildings will be supported where the design:

- responds positively to its immediate architectural context and local character and history, in terms of the use of materials and detailing, scale, proportion, landscape design and the space between buildings;
- sustains the significance of a heritage asset and/or its setting and the character and appearance of conservation areas;
- positively contributes to the setting, wider townscape, landscape and views;
- protects the amenity of current and neighbouring occupiers, whether residential or otherwise;

- contributes to the function of the area and is safe and accessible; and
- protects and incorporates trees that are desirable for retention.

Bibliography

CMA (Chris Mummery Architect) 2020b *39 Tanner Row, York: Supplementary Architectural Report*

CYC (City of York Council) 2018 *Local Plan - Publication Draft February 2018 (Regulation 19 Consultation)*

CYC (City of York Council) 2013 *City of York Heritage Topic Paper Update*

English Heritage 2008 *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*

MHCLG (Ministry of Housing, Communities and Local Government) 2021 *National Planning Policy Framework*