

77 Walmgate | Repairs & Alterations

Design, Access & Heritage Statement



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BUILDING CONSERVATION

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DESIGN & ACCESS STATEMENT

DESIGN

NON TECHNICAL SUMMARY

No.77 Walmgate is a Grade II* listed timber-framed building. The proposed works relate to a scheme of proposed repairs and minor alterations, as well as a new rear extension. The present spatial layout of 2no. 1-bed flats is no longer possible, due to the lack of adequate safe egress from the first floor flat in the event of a fire. The proposed new extension to convert the property back into a single family residence has been designed to preserve and sustain the site's special architectural and historic interest. The proposed new design minimises adverse impact on the historic structure and includes high quality materials and craftsmanship appropriate for the significance of the site.

USE

The site presently comprises 2no. 1-bedroom residential tenancies (one per floor). The proposed work would result in 1no. 3-bedroom residential tenancy.

AMOUNT

A new gallery corridor and kitchen room extension are proposed in the rear courtyard of the site, which would connect onto the existing historic structure (fig. 1). The proposed new development would occupy an additional ~26m² of new footprint onto the existing ~59m² ground floor plan. The proposed new extension has been carefully designed to sit comfortably within its historic setting, and to be subordinate to, and clearly differentiated from, the listed building.

LAYOUT

Minor changes are proposed to the floor layouts on both floors. At ground floor, the through corridor is proposed to be infilled, with the rear portion becoming part of a new dining room (in what is presently a kitchen). New double doors would provide access into the rear courtyard, while a new gallery corridor would connect the rear of the existing structure to a proposed new kitchen room. On the first floor the division of space in the (former) kitchen and bathroom is proposed for alteration. The present building layout is largely the result of C20th remodelling, and the proposed alterations to the layout represent only minor changes to the existing format. It is argued that the proposed changes do not meaningfully change the layout, and do not negatively impact on the site's heritage values or the legibility of the historic floorplan. See Heritage Statement for more details.

MATERIAL PALETTE

The materials chosen for the proposed new extension have been carefully selected for the site, and are based on the extensive experience developed by the York Conservation Trust in recent years for work on historic buildings in York.

New external cavity walls will be in faced in 'York Handmade Brick' Handmade Brick range, carefully selected to match the existing brickwork to be found on the rear and east side of the building (fig. 2). All brickwork would be bedded in traditional 'Hot Lime' mortar, brushed back.



Figure 1 Existing rear elevation of no.77 Walmgate., with yard and outbuilding seen to the right.

The only proposed new publicly-visible opening would be bespoke Redwood tongue & groove boarded double doors with penny end T hinges, providing access to the rear bin and bike store. High quality door furniture and fixtures and fittings have been selected throughout to ensure the new work blends with the quality restoration works proposed to the existing structure.

Proposed new roof pitches are to be covered with 'Sandtoft' 20/20 natural red interlocking plain clay tiles, and the proposed hipped roof lantern would be a selected proprietary black powder-coated aluminium framing system with self-cleaning double glazing.

Proposed works to the existing structure include internal and external redecoration utilising carefully chosen quality paints / natural oil wood stains in appropriate heritage colours.

SUMMARY

The proposals put forward in this application are largely required as part of cyclical repairs and maintenance. The proposed new extension is designed to convert this historic building from small and awkward flats into a quality family home, allowing it to achieve its optimal viable use. It is argued that the proposed works will help preserve and enhance the site's heritage significance. As detailed in the latter sections of this report, the proposed works have been carefully considered to ensure there is minimal adverse impact on the heritage asset. As such we respectfully ask that listed building consent is granted in this matter.

ACCESS

The primary access to and from the property would not be affected, and additional rear access is proposed to the site via the existing lane to the immediate east of the site.

FLOOD RISK

This project does not include any changes to the building that might impact flood risk (see appendices).

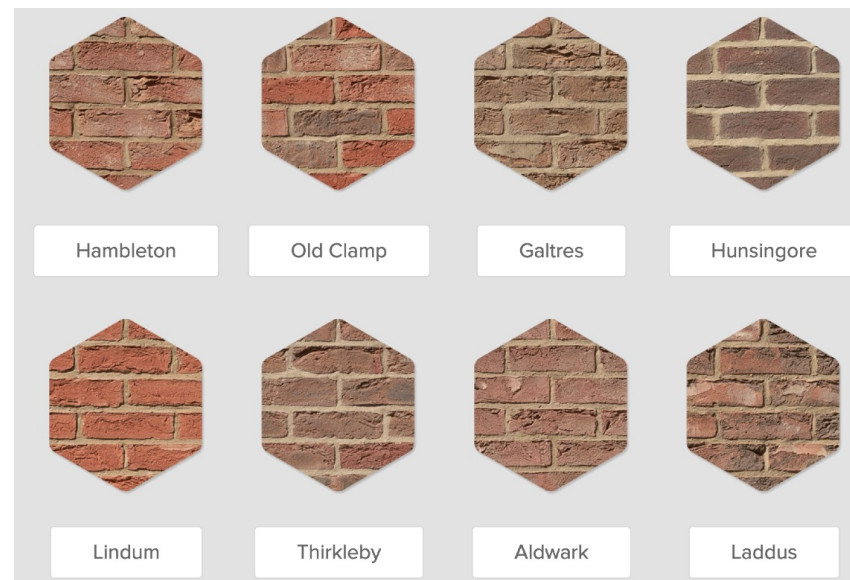


Figure 2 Range from [York Handmade Brick Company Ltd.](http://www.yorkhandmadebrick.com)

HERITAGE STATEMENT

PURPOSE

This Heritage Statement has been prepared to support a Listed Building Consent application for a proposed scheme of works to the grade II* listed no.77 Walmgate, York (the “site”). This statement has been prepared in accordance with the *National Planning Policy Framework (NPPF)* (DLUHC 2023) and Historic England’s (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. The relevant legislative context of this application is considered at the end of the report.

NATURE OF PROPOSAL

The proposals for which this Heritage Statement has been prepared is a scheme of conservation-led repairs and minor alterations required as part of cyclical maintenance. They further include the addition of a new rear extension with courtyard yard, which has been carefully designed to sit within its historic context and have a less than substantial impact on the listed fabric. The first floor flat (presently empty) has been deemed unlettable in its present spatial arrangement due to the lack of adequate safe egress in the event of a fire. After considerable modelling, the proposed conversion into a family home is argued to be required in order to achieve the site’s optimum viable. This proposal reflects the changing nature of the Walmgate area, and will help ensure the long term preservation and maintenance of this important heritage asset.

The proposed conservation-led repairs represent sector-leading best practice in approach, materials and craftsmanship, in keeping with the recent work of the York Conservation Trust. The proposed new design work has been very carefully considered in order to minimise potential harm, to sit comfortably within its heritage setting, and to enhance the character of the designated building. The proposed works will not adversely impact on the historic and architectural special interest of the listed building.

PROPERTY INFORMATION

Address: 77 Walmgate, York, YO1 9TZ

Grid Ref: SE 60843 51533

Designation: Grade II* (UID: 1256351) listed 14 June 1954

SETTING

The site sits within a complex historic environment, being located on an early road thought to follow a Roman route to the fortress of Eboracum. The surrounding streetscape was largely cleared in the mid C20th, however the site sits within a grouping of surviving historic buildings on Walmgate, all of which are listed (fig. 3). Within a 50m radius of the site are 7no. designated sites, all Grade II listed buildings, being:



Figure 3 Designation map ('site' in yellow) showing nearby listed sites (blue pins) © Historic England.

HNLE ID	Designation	Type	Name
1257770	Grade II	Listed Building	9, 11 and 13, George Street
1257769	Grade II	Listed Building	1 and 3, George Street
1256344	Grade II	Listed Building	65, 67, 69 and 69A, Walmgate
1256347	Grade II	Listed Building	71, Walmgate
1256349	Grade II	Listed Building	73, Walmgate
1256350	Grade II	Listed Building	75, Walmgate
1256353	Grade II	Listed Building	The Spread Eagle Public House

CONSERVATION AREA APPRAISAL & CURRENT USE

The site lies on the inside edge of Character Area 15 (Fossgate & Walmgate) of the *York Central Historic Core Conservation Area (YCHCCA)*. The characterization of this area highlights the route's early foundation and the street's later decline in significance, resulting in a "picturesque and varied historic character".

The site lies within the *Area of Archaeological Importance*.

No.77 Walmgate was purchased by the York Conservation Trust in 1957, and presently contains 2no. 1-bedroom residential apartments.

PLANNING HISTORY

The site underwent several schemes of alteration and repair throughout the C20th, including a major restoration campaign in 1935-36. The following applications are listed for this site on the City of York Planning Portal:

- 03/02012/FUL Conversion of ground floor from retail unit to flat (approved)
- 03/02013/LBC Conversion of ground floor from retail unit to flat (fig. 4) (approved)

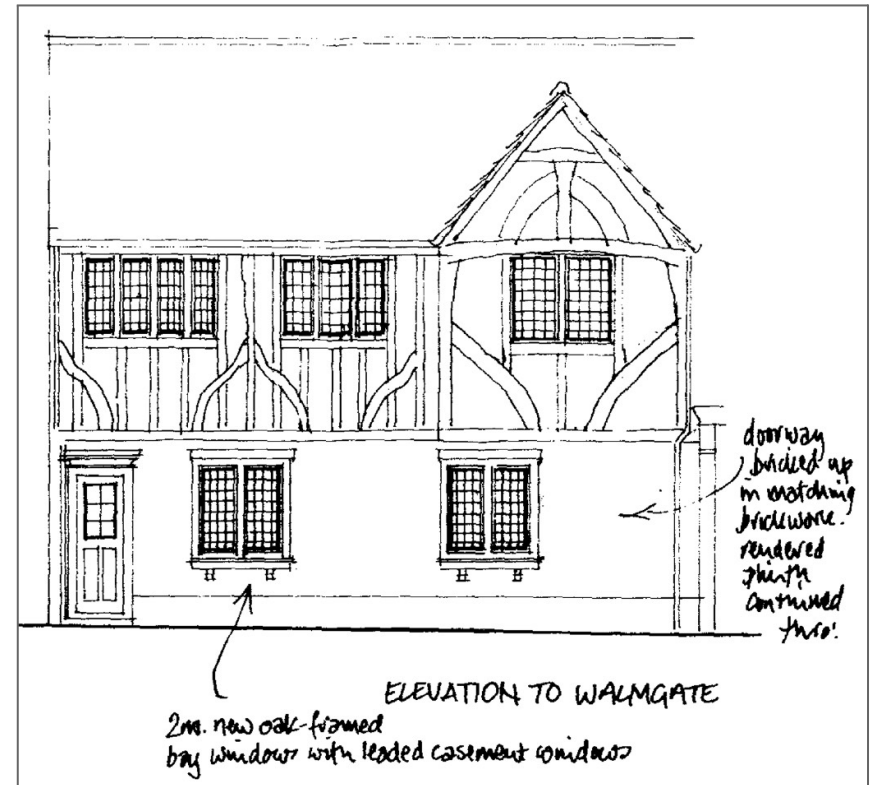


Figure 4 Detail from 2003 LBC application showing proposed alterations including infilling of western doorway and replacement of ground floor oriel windows. © Richard Parkin.

SITE CONTEXT :-

- The following presents the understood history of no.77 Walmgate and its historical context, based on limited primary and secondary research.
- Walmgate broadly follows the route of a major Roman road that led eastwards from Eboracum's fortress (fig. 5). Although a number of Roman finds have been found along Walmgate - including a Roman bust (possibly Saturn) discovered during construction works in the early C18th (Drake 1736, 63) - there is limited evidence for Roman occupation along Walmgate (Alan Baxter & Associates 2012). There is also limited evidence for Anglo-Scandinavian settlement in the area, however excavations in 1994 adjacent to the site revealed well-preserved deposits from a C10th or C11th building interior (York HER EY055).
- Walmgate was clearly well settled by the C12th when the many nearby parish churches were constructed, including St Margaret's and St Denys. The presence of so many churches, along with the Haberdashers Guildhall (now lost), is indicative of the area's importance and prosperity in the later medieval period. The important Neville and Percy families also held residences on Walmgate at this time.
- Walmgate Bar, located approximately 250m east of the site, was a major focal point of the C17th Civil War in York, during which the Bar and its surrounding area faced heavy bombardment and significant damage.
- By the C17th, Walmgate was recorded as one of the poorest wards in the city (VCH 1961). This association with poverty continued through into the C19th, particularly following the huge insurge of Irish immigrants. The Victoria County History (1961) notes the rapid colonisation of St Margaret's ward (where the site is located) by Irish immigrants in the mid C19th, saying "along Walmgate they swarmed in the yards, courts and passages".
- The area became associated with very dense housing, lodging houses, poor health, and very high infant mortality, e.g. "In Walmgate ward the lodging houses, especially those of the Irish, were filthy, ill lighted, ill ventilated, and overcrowded" (VCH 1961).
- From the late 1950s there were widespread clearances along Walmgate, resulting in the loss of many of the street's historic buildings, including almost all of its timber-framed buildings (fig. 6).

BUILDING HISTORY :-

- No.77 Walmgate a two-storey timber-framed building comprising a C15th timber-framed cross wing with a late C16th timber-framed hall range to the east. The C15th range was constructed at the same time as the now-largely-rebuilt adjacent hall range with cross wing to the east (no.75). It is unclear whether the cross wing of no.77 originally formed part of that dwelling, or related to another hall range on the opposite site, with both nos. 75 & 77 being constructed as part of a tenement row (RCHME 1981).



Figure 5 Map of York in c.200AD with the approximate location of the site highlighted in red overlaying the route of the Roman road (yellow) © Addyman 2015



Figure 6 Example of a lost timber-framed building on Walmgate, by Henry Cave (1823) - showing its dilapidation and a common L-shaped plan with yard © YMT

- The exposed gable of the C15th cross wing gives the impression of being a crown post roof, however the original roof structure appears to have not had any purlins, and the roof is noted by the RCHME (1981) as having rafter collars of poor finish for the period.
- Very little is known about the early history of the site through to the C19th. The ground floor front wall and east gable were historically rebuilt in brick, while to the rear the property was extended in brick during the C18th.
- The earliest identified record for the site is the 1841 census return, which lists the occupant as John Thompson (34), lace manufacturer, living with his sister (Jane, 25), and Jane Smailes (14). Pigot's Directory of the same year lists the address as 150 Walmgate, and expands Mr Thompson's profession as "Coach Lace and Fringe Manufacturer". John Thompson is listed at the site in numerous trade directories, however the 1851 census records the property as "uninhabited", and the 1861 census lists the site as a "warehouse". John Thompson appears on the 1851 census as living at nearby no.4 St Nicholas Place, York, indicating the site had ceased to be a residence in the 1840s to become solely commercial premises.
- Adverts appear in the *York Herald* across 1870 - 71 for "John Thompson 77, Walmgate, York, wholesale and retail girth web manufacturer, woollen merchant, and saddler's ironmonger...". These not only demonstrate Thompson's long occupancy of the site, but also the later C19th switch to the present street numbering.
- The 1871 census again records the property as "uninhabited". A "Jonathan Thompson" is listed in an 1876 trade directory for the site, presumably a misspelling of John, marking the last identified entry for John Thompson at the site.
- From 1877 adverts appeared in the *York Herald* for "Arthur Kay, Saddler" at no.77 Walmgate. In another advert, from 1879, Thomas Thackeray offered "good stables and a yard to let", presumably referring to the rear of the site. The 1881 census again had no entry for the site, suggesting it remained in purely commercial use. By 1883, Arthur Kay appeared in a list of debtors, and he presumably moved out of no.77 Walmgate in this year. By 1885, a trade directory lists the property as a lodging house run by Edward Crane, marking its change to residential use.
- By the time of his death in 1880, William Hotham, Esq., a former common brewer of Walmgate, owned numerous properties on Walmgate and George Street, including the site. It is unclear when he came into possession of the site, however it may have been handed down to him, possibly by Robert Welborn Hotham or George Hotham, both also common brewers. Numerous Walmgate deeds exist from the late C18th onwards for the Hothams, although it has not been possible to directly relate any of these to the site.



Figure 7 Photograph of 1905 showing 77-81 Walmgate, with the site seen to the far right with two girls standing outside. The timber-framed building to the left has now been demolished © York Explore 1000191

- In his will, William Hotham left no.77 Walmgate to Edward Hotham Newton and John James Gulch. Following Mr Gulch's death, his half of the property passed to Isaac Newton Esq. In July 1891, the Newtons advertised no.77 for sale (*York Herald* 11/07/1891, 1). The sale particulars note that the site, which was "let at a rent of £20 per year" was in the occupation of Mr F. Hansell, suggesting Edward Crane's occupancy had been relatively short lived. A later article reports the property had been purchased by Mr Thomas Langstaff, of no.40 Walmgate, for £380 (*York Herald* 29/07/1891, 3).
- No.77 Walmgate appeared in several *York Herald* articles across the early 1890s, all offering insight into the poverty of the site's occupants. One article recorded the sudden death of a lodger's child overnight (20/07/1891, 3), another noted the "shocking fatality" of a lodger (05/10/1892, 2), and a third reported a claimed theft by one lodger from another (21/07/1894, 10). This last article noted that three male lodgers were sharing a room, providing evidence of the space usage within the property.
- Despite the sale of the property in 1891, the occupancy remained with Francis Hansell, who was listed in *White's Directory* of 1895. By the 1901 census, the lodging house was being run by Anna Hustwick. Anna (63, widow) lived at the property with her son (John, 36), granddaughter (Minnie, 15), a four year old "nurse/child" (Joseph Downey), as well as eleven male lodgers. Despite Walmgate's strong association with the Irish community, only one lodger was listed as Irish (Michael Forrester). From 1902 until 1914, Electoral Registers show Thomas Hustwick, common lodging house keeper, at no.77, presumably indicating that Anna had remarried.
- Figure 7 is the only known image of the site prior to its C20th restoration. Seen on the far right, it reveals that the upper timber-framing had been covered with poor quality render and contained a small 6-pane casement window, seemingly with one pane missing. The front roof pitch was covered with clay tiles and there was no gutter. A sign advertising it as Hustwick's Lodging House projected above the door. Although difficult to discern, the door and doorframe appear different from those in later photos.
- A deed of 1920 records that Arthur Edward Langstaff sold no.77 to Richard Hawthorne, glass merchant. R & J Hawthorne owned the St Margaret's Glass Warehouse in nearby Pavers Lane, off Walmgate. The deed notes that the property was "formerly in the occupation of Francis Hansell as a common lodging house but now of Mary Helstrip and others". This tallies with the 1921 census, which records the site as being occupied by Mary Elizabeth Helstrip (lodging house keeper), who resided there with five children and nine lodgers. One lodger, Emma Simpson, was also listed as working at no.77 as a charwoman. Mary, Thomas and Stanley Helstrip appear in various directories at the site until 1926. By 1928, a directory listed the occupant as Joseph Winterburn, fruiterer (*Watson's* 1928), suggesting the site had changed from a lodging house to a single dwelling.
- In July 1935 the property was sold by Richard Hawthorne's widow, Margaret Laura Hawthorne, to Mr Cuthbert Morrell. The deed for this sale described the site as a "dwellinghouse and shop with the yard and outbuildings behind". A conveyancing plan (fig. 8) shows the site at the time of the sale, including the outbuildings occupying much of the rear yard.

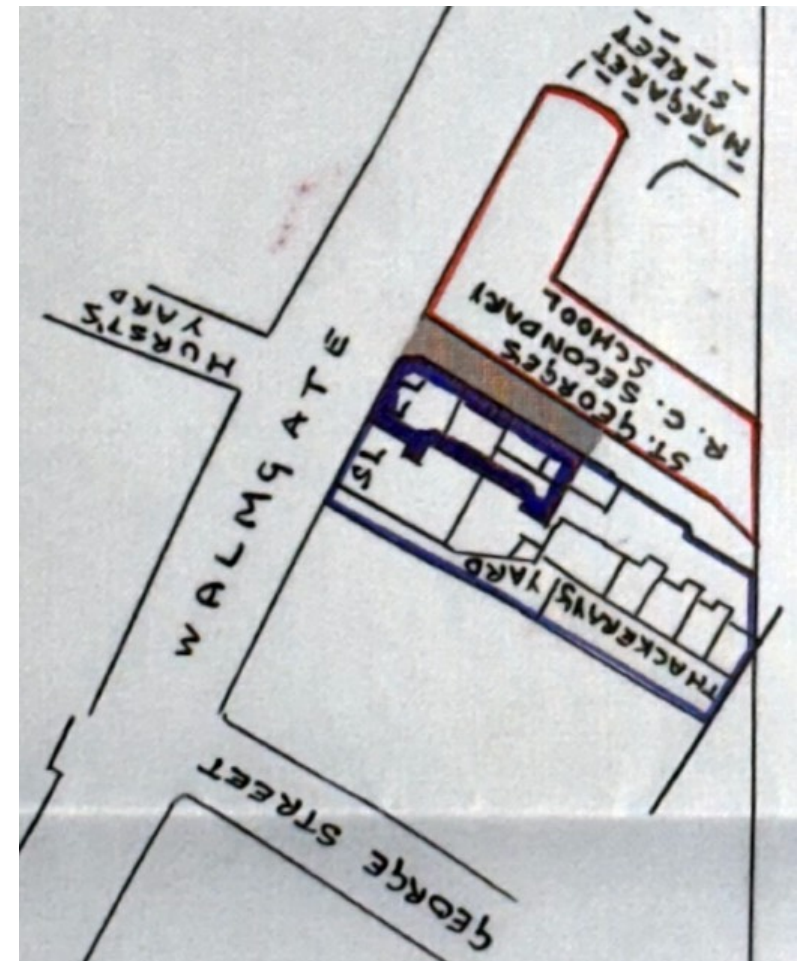


Figure 8 Conveyancing map of 1935 showing the site (outlined in thick dark blue) with its rear yard and outbuildings including stable.

- Listed Building Consent was granted for the restoration and alteration of the building in August 1935, and works had commenced on site by September of the same year.
- The site was restored and altered in 1935-36 by architects *Brierley, Rutherford & Syme*, for Mr Cuthbert Morrell. Sadly, no specifications or architectural drawings are known to exist for the restoration scheme, however many of the daily worksheets survive, giving an insight into the works undertaken as part of the restoration (BIA AB/8/146/1). Worksheets from contractors William Bellarby Ltd. and William Birch Ltd., included payments for significant timber frame repairs and replacement, roof repairs and recovering, new rainwater goods, replacement of GF floors, installation of a new kitchen and bathroom, replacement of doors and windows, and alterations to the staircase. Beyond works to the timber-framing there is little evidence for major changes to the shell or floor plan, although there appears to have been significant works carried out by bricklayers, presumably in relation to works to the side and rear walls.
- The documentation that survives for the 1935 restoration also provide some insight into the earlier room layout, including:
 - Entrance Hall
 - Kitchen
 - Oak Room
 - Scullery & Pantry
 - Outside WC
 - Box Room
 - Bedroom over Oak Room
 - Bedroom over Kitchen
 - Bedroom over Scullery
- A letter from the City Engineer from December 1935 stated that the council agreed that the “bay window on the ground floor should be repeated at the above” (BIA AB/8/146/1). There is no evidence that this work was ever carried out.
- The main restoration work was completed by April 1936, with all works completed by September the same year, resulting in the building much as it appears today (fig. 9).
- The 1939 Register listed the single occupant as John Cronin, Motor Driver and ARP.
- Kelly’s Directory of 1953, listed no.77 Walmgate as being occupied by “H R Aston, Carriers”.
- In 1965 the boundary wall separating the rear yard from the passage to the east was rebuilt, removing a large metal gate, likely dating from the early C20th (fig. 10).



Figure 9 1970s photo showing the building following its 1930s restoration, including the new doorcase and two canted oriel windows at ground floor © RCHME.



Figure 10 Photograph from June 1965 showing the side boundary wall showing the metal gate which was replaced by the existing brick wall. Photo labelled “Wall to be repaired”.

- In 1980 no.77 Walmgate was altered significantly to form 2no. shops with an upstairs flat (fig. 11). These works included alterations to the staircase, and the addition of a new doorway through the western end of the front elevation. Other works to the ground floor included the insertion of concrete floors, the addition of a stud wall with door to form a separate kitchen and passageway, and alterations and replacement of the rear entrance door. At first floor a new bathroom was added, an existing first floor rear window was infilled and a new bathroom window inserted (fig. 12), the lean to roof was replaced at the rear, and a new internal doorway was inserted through the rear timber framing to the new kitchen.
- The site following the 1980 alterations can be seen in a photo taken that year, showing the inserted western door (to far right) (fig. 13).



Figure 13 Photograph showing the front elevation following the 1980 alterations to form 2no. shops.

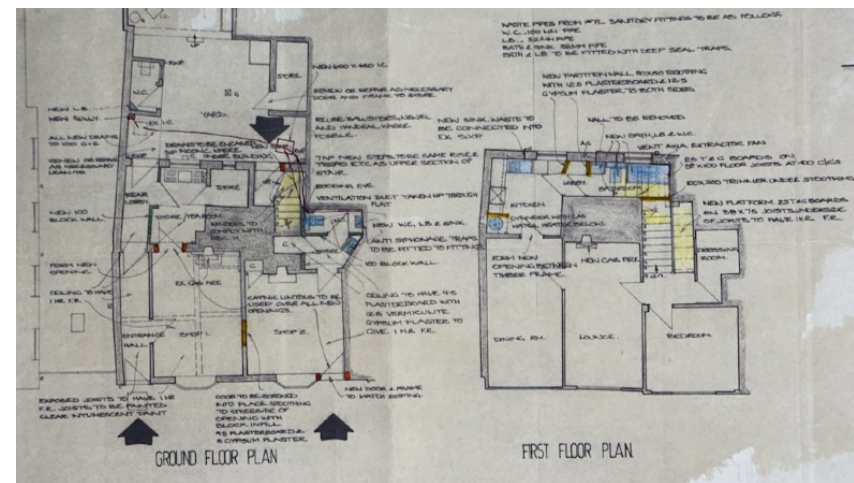


Figure 11 1979 floor plans showing proposed works undertaken in 1980.

- In the later 1980s the plain tile roofing was replaced, with the works being partially funded by the City of York Council.
- Consent was granted in 2003 (03/02013/LBC) to convert the ground floor retail space to a domestic flat, with the work being carried out in 2005. These works included the infilling of the western doorway (inserted in 1980), the replacement of the ground floor canted oriel windows with new oak oriel windows. Minor internal alterations were made to provide a new kitchen and bathroom for the ground floor flat. The doorway between the ground floor kitchen and passage (inserted in 1980) was removed and infilled (fig. 14).



Figure 12 Left - 1971 photo showing the rear elevation and yard. Note the 1935 stair window on the left, prior to its infilling and creation of new bathroom window in 1980 (seen on current photo right).

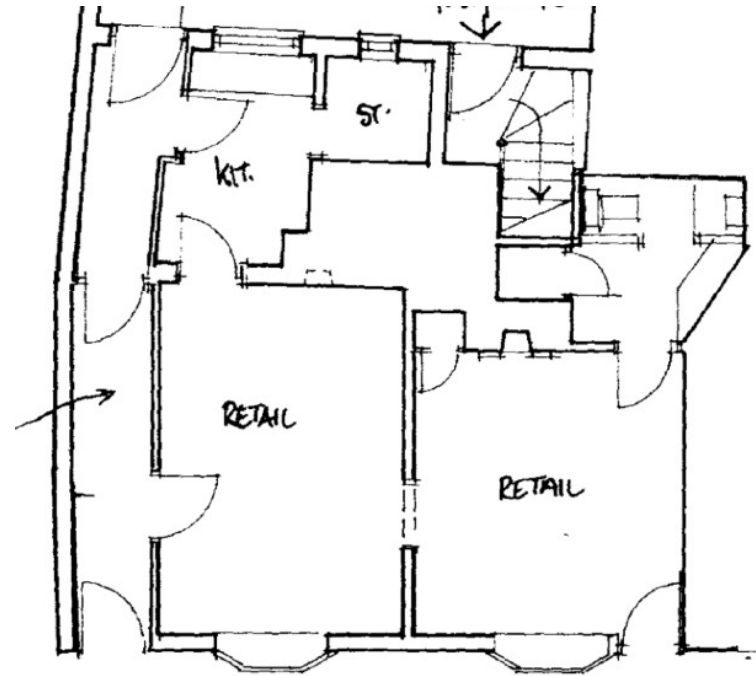
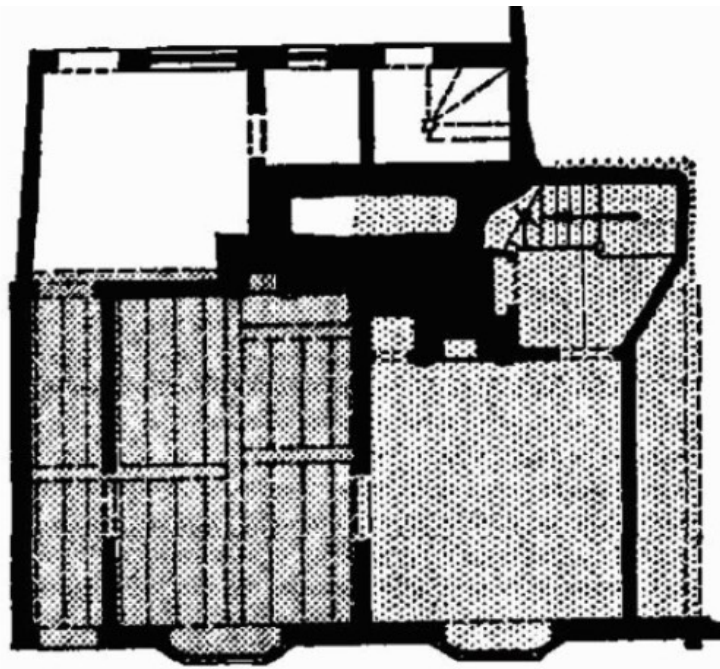


Figure 14 Left - RCHME ground floor plan of c.1971; and Right - 2003 floor plan showing evolution of the ground floor plan across the later C20th, including the enclosing at the rear to form the present passage.

CONSERVATION PRINCIPLES

WORK AND PHILOSOPHY OF YORK CONSERVATION TRUST

In 1945 Dr John Bowes Morrell and his brother Cuthbert formed Ings Property Company Ltd for the purposes of restoring and rehabilitating historic properties in York. Following their deaths this continued under the guidance of John Bowes Morrell's son, William, until 1976 when these properties were bequeathed to charity and the company became York Conservation Trust. The trust now owns and maintains over eighty properties, notably including York Theatre Royal, Fairfax House, The Assembly Rooms, The De Grey Rooms and St. Anthony's Hall. Most are listed buildings or hold high heritage value.

York Conservation Trust leases properties to commercial and residential tenants and uses the income earned for maintenance and repair; any surplus funds are used to purchase further historic properties in York. The Trust has a policy to guide purchasing decisions, but this is not restrictive other than the property must be located in North Yorkshire (YO postcode), it must be a recognised heritage asset, (preferably listed) and it must be in need of investment; those in particular need and in a poor state of repair are prioritised.

To sustain historic buildings and manage the burden of conservation deficit without external grants, it is important the portfolio of properties works commercially. When investing in properties York Conservation Trust is careful to ensure that restoration and conservation objectives are balanced with the need to put all parts of the property into best possible use; both from the point of view of benefit to potential tenants and to enhance the life, community and vibrancy of the City of York.

Within York and other historic cities in the UK there has been a tendency to focus only on the commercially viable parts of historic buildings, often ground floors are occupied and the upper floors, where access is difficult, are neglected. This affects the vitality of the City and contributes to the rising number of properties 'at risk'. York Conservation Trust is actively working with other interested parties to ensure this trend does not continue in York.

APPROACH TO CONSERVATION MANAGEMENT

The following points outline York Conservation Trust's objectives for the management and conservation of its properties.

Good Management and Regular Maintenance – Good maintenance prevents the need for repair

- » Undertake to keep an accurate and up-to date record of each building including details of repairs and maintenance work that has been undertaken.
- » Undertake regular building inspections, tailored to a level of detail befitting the building's status and complexity. The trust is currently engaged in the inaugural programme of Quinquennial Inspections of all buildings within the portfolio.



MAINTENANCE Example of valley gutter cleaning at York Theatre Royal, this needs to be undertaken on a 3-month cycle.

- » Undertake a rolling programme of maintenance for key parts of the fabric:
 - + Windows, doors and external timberwork is repaired and redecorated on a rolling 5-year programme.
 - + Roofs are inspected annually, and gutters are cleaned no less than every six months.
 - + Shared areas of buildings are cleaned and kept clear.
 - + Windows are cleaned monthly.
 - + Yards, gardens and external areas are maintained and kept clean, all external drains are kept free of debris.
 - + When purchasing historic properties, the exterior and internal building fabric should be recorded, and an assessment of significance must be undertaken.
- » Before redecorating a property, the existing colour scheme will be assessed for authenticity and its contribution to the aesthetic appeal of the building and its setting. Where it is found to be lacking it should be altered, a sympathetic pallet of historically authentic colours should be used. For buildings of the highest significance (grade I), paint analysis should be undertaken to reveal historic schemes and this information should be used to inform the decision-making process.

REPAIRING DEFECTS - IS PREFERRED TO RESTORATION

- » When a defect is identified, efforts to remedy the problem will be taken as soon as possible. Early intervention reduces the direct impact of defects on the property and any potential associated further deterioration.
- » Repairs will be limited to the minimum level required to resolve a defect or allow the repaired element to function as required – it is not considered to be good conservation practice to replace something when a repair is achievable; replacement should be the action of last resort
- » Efforts must be taken to identify defects at an early stage in deterioration, fabric should not be left to decay unnecessarily.
- » Repairs will not be carried out without fully researching and understanding the cause of the defect. Where possible the source of the defect should be identified and repaired at the same time.
- » When undertaking a repair to historic fabric the materials used should exactly match the original. Substitute materials should only be used where enhanced understanding and research suggests it is more appropriate to do so and its use can be justified on heritage grounds.
- » Use of local skilled craftsmen is preferred to employment of firms outside of North Yorkshire. It is important the skillset is retained and developed in the region.



REPAIRS Example of plasterwork repairs to the North Anteroom cornice and ceiling in the Assembly Rooms. Damage has been raked out ready to hand run new lime hair plaster.

RESTORATION - IS ACCEPTABLE AS AN ALTERNATIVE TO NEW INTERVENTION – SUBJECT TO DETAILED RESEARCH

- » Missing parts of building fabric can be reinstated, subject to detailed proof that what is being replaced authentically replicates original fabric. It is not acceptable to replace fabric based on assumptions, this would lower the evidential and historic significance of the property and may lead to confusion.
- » Areas of fabric that are to be restored should be fully researched, materials should be scientifically analysed, and they should be replaced to exactly match historic details; where practical to do so.
- » Restoration should be authentic in terms of quality of materials and workmanship. However, whilst a restored element may be a facsimile of an original detail it will not have a naturally aged appearance from patina or years of use. Such effects should not be artificially applied, it is right that it should look newer and be distinguishable as a later piece of work.
- » Restoration work must not be undertaken if it will limit the extent to which a building can fulfil its function. Historic buildings are not museum pieces, they can't be preserved only for historic interest or aesthetic benefit. To have a meaningful role in society they must fulfil functions and be used.
- » Prior to undertaking a restoration, a building should be fully recorded, and heritage significance assessed to enable the impact of proposed work to be properly evaluated.

INTERVENTION – NEW CONSTRUCTION & ALTERATION

- » Intervention should be readable and distinct from original fabric.
- » Interventions must enhance or improve the building and be of benefit to its use.
- » Alterations must balance the need for change against the significance of the historic asset – where possible, evidential significance must be preserved, and aesthetic qualities preserved and enhanced.
- » Alterations, where required solely for improvement of functionality, must be fully justified. The public benefit borne from change must outweigh potential harm caused by the development.
- » Alterations that harm historical features of high or very high value should be avoided, all alternatives should be explored, and the proposed work must be fully justified.
- » All interventions must be of a high standard of design – new additions must be sensitive and should complement their surroundings; this is not to say they must use the same design style, form or materials as the original. Interventions are most successful when it is clear they are not part of the original building.



RESTORATION Archway restored to ground floor of 14 Lendal. New timberwork made to exactly replicate the original fabric by tracing their outline in the original paintwork



INTERVENTION New foyer at York Theatre Royal, formed entirely from space reclaimed by relocating the stalls seating.

ASSESSMENT OF SIGNIFICANCE

SUMMARY

ARCHAEOLOGICAL INTEREST **HIGH**

Archaeological Interest is defined within the National Planning Policy Framework (NPPF) thus:

“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.” (NPPF 2023).







A review of the HER and recent scholarship suggests that there is limited evidence for Roman or Anglo-Saxon occupation within this area of Walmgate. There is however nearby evidence for archaeological remains from at least the C11th onwards, and potential for earlier remains. The site lies within an Area of Archaeological Importance, and archaeological features are presumed below the site that are of regional to national importance. Limited below-ground works are proposed within this scheme, for which an archaeological watching brief is recommended.

HISTORIC AND ARCHITECTURAL INTEREST

The historic and architectural interest of the site is presented on the next page and has been assessed using the values outlined in English Heritage’s (2008) *Conservation Principles*, being :-

Evidential Value	Potential for a feature, space or building to yield evidence about past human use and activity.
Historical Value	Connectivity between a feature, space or building with past people, events and aspects of life, from past to present.
Aesthetic Value	Ability for a feature, space or building to provide sensory and intellectual stimulation.
Communal Value	Ability for a feature, space or building to provide meaning, a place that people relate to, or for whom it figures in their collective experience or memory.

The significance of each value is rated: Very High, High, Medium, Low, Neutral, and Intrusive. The definitions of these ratings are provided below.

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

No. 77 Walmgate, York (Grade II* listed historic building)

EVIDENTIAL VALUE MEDIUM - HIGH	HISTORICAL VALUE MEDIUM	AESTHETIC VALUE MEDIUM - HIGH	COMMUNAL VALUE NEGLIGIBLE	OVERALL HERITAGE VALUE MEDIUM - HIGH
<p>> The site demonstrates medium to high evidential value as a C15th timber-framed cross wing, with late C16th timber-framed hall range. Despite significant post-medieval alteration and loss, historic timber-framing, including an unusual C15th crown post style roof, largely survives internally.</p> <p>> The evidential value has been reduced through significant alteration and fabric loss to the rear of the building and site, which were heavily altered in the early to mid C20th.</p>	<p>> No. 77 Walmgate demonstrates medium illustrative historical value as a surviving late medieval timber-framed building on the street. The status of Walmgate declined rapidly across the post-medieval period, with earlier buildings being subdivided or, as here, converted into lodging houses. The area developed into a slum by the mid C19th, and most historic buildings were cleared by the mid C20th. The site is therefore a rare surviving example of a medieval building on Walmgate, demonstrating the road's early history and its higher medieval status, as well as its later decline.</p>	<p>> The site exhibits medium to high aesthetic value as a small late medieval timber-framed building with late C16th hall range. The timber-framing survives externally to the front elevation above the ground floor, including distinctive crown-post framing in the C15th gable, and ogee-bracing to the C16th range.</p> <p>> The site demonstrates aesthetic group value as part of the wider built heritage of Walmgate, with a run of surviving historic buildings from the side westwards to George Street. This is the only continuous grouping of historic buildings on Walmgate between St Deny's parish church and Walmgate Bar.</p>	<p>> The site demonstrates limited communal value as part of the wider historic streetscape of Walmgate, and more generally as an example of the historic landscape of York.</p>	<p>> The Grade II* no.77 Walmgate demonstrates medium or medium to high evidential, historical and aesthetic values, as a rare surviving example of historic timber-framing on Walmgate. Its heritage values have been reduced slightly through the extensive changes made during the early to mid C20th, although these almost certainly saved the building when so many other examples along the street were demolished.</p> <p>> The site therefore demonstrates medium to high special architectural interest and medium special historical interest.</p> <p>> As such the site is of regional to national significance.</p>

PROPOSALS

BUILDING CONSTRUCTION

The site is constructed of timber-framing, which is exposed at first floor level to the front elevation. The ground floor framing has been largely replaced by brickwork in a slightly random and disturbed Flemish garden wall bond on a rendered plinth. The other elevations are brick of varying bonds, with substantial timber framing surviving internally. The roofs are covered with handmade clay plain tiles with half-round clay ridge tiles. The front windows are timber casements at first floor and oak-framed oriel windows at ground floor, all with rectangular-leaded lights and metal opening lights. The rainwater goods are cast-iron.

PROPOSED WORKS

The following provides a summary of the proposed works, which should be read in conjunction with the associated drawings.

0.0	EXTERNAL WORKS
0.01	Demolish existing rear monopitch outbuilding & section of side boundary wall Carefully remove existing rear outbuilding with monopitch roof against side boundary wall of site (fig. 15). Remove modern side boundary wall between rear yard and laneway to east.
0.02	Lower ground level in rear yard, replacing existing drainage system Lower rear courtyard surface level by approx. 180mm, and excavate proposed new internal floor levels to a maximum depth of 700mm below existing. Pave new external courtyard space with 'Marshalls' Tegula 60mm block paviors in Pennant Grey (fig. 16), and provide new semi-mature ornamental tree. Replace rear external drainage system, providing new stainless steel manhole cover with paving block infill.
0.03	Construct new gallery corridor and rear extension range to form courtyard Construction of new extension within rear yard, comprising connecting gallery corridor with kitchen room behind. New foundations to be min. 500mm below ground level. External skin to be York Handmade Brick Co. bricks bedded in traditional hot-lime mortar. Creating new courtyard, new structures to have stainless steel frame window and door openings with high performance double glazing. A proprietary hipped lantern would form much of the low roof over the new kitchen, while a new bike and bin store would be located at the rear of the site.
0.04	Redecorate external timberwork Principal framing and FF windows to be prepared and refinished with 'Osmo' Natural Oil Woodstain 712 Ebony Matt. GF oriel windows to be prepared and refinished with 'Osmo' Natural Oil Woodstain 706 Oak Matt.
0.05	Redecorate painted infill panels Prepare and redecorate first floor external infill panels with 'Little Greene' masonry paint in colour Slaked Lime (105).



Figure 15 Rear yard with its raised steps to back portion, and lean to outbuilding.



Figure 16 'Marshall' Tegula 60mm block paviors in Pennant Grey

0.06	Replace external cementitious render
	External cementitious render on side cavity walls (east) to be replaced with new traditional 3-coat 'Hot Lime' render.
0.07	Redecorate front door
	Redecorate exterior door (D1) in Little Greene external egg shell, colour Slaked Lime (105). Replace modern door handles and door knocker, with 'Anvil' Regency range in black finish.
0.08	Remove redundant pipework
	Remove redundant ancillary waste pipework from rear wall at FF and make good brickwork. All other existing rainwater goods to be retained.

1.0 GENERAL INTERNAL WORKS	
1.01	Redecorate internal surfaces
	Redecorate internal walls and ceilings throughout in 'Little Greene' Intelligent Matt Emulsion paint, colour to be confirmed. No work is proposed to the historic panelling, fireplaces, and ceiling beams.
1.02	Repair & redecorate windows
	All existing windows and doors to be repaired, provided with new seals, prepared and redecorated. Existing external windows to be fitted with new 'Anvil' Beeswax Regency stays, catches, and locks.
1.03	Redecorate internal doors / change ironmongery
	Existing internal doors DG04 - 10 and DF01 - 04 to be prepared and redecorated. Doors to be provided with new door furniture as required, all from the 'Anvil' Aged Bronze range (fig. 17). See door schedule for proposed works.
1.04	Provide new floor coverings
	New floor coverings, including 'Kingsmead' Wool Twist Weald Park carpet, colour Ash (including FF bedrooms, dining room & hall) (fig. 18), and 'Polyflor' Polysafe PUR range non-slip vinyl flooring to kitchen / bathrooms.
1.05	Provide new services
	Remove redundant electrical fittings, and remove meters and distribution boards for replacement in proposed new cloakroom cupboard. Install new wired interconnected smoke alarms to GF hall and FF landing and bedrooms. Provide new energy-efficient combi-boiler system with balanced flue venting into ginnel. Provide new radiators to all GF rooms (existing FF radiators to be retained). Provide new mechanical ventilation to existing bathrooms. Provide new low-energy LED lighting, and additional electrical fittings.



Figure 17 Proposed 'Anvil' Beeswax Regency Aged Bronze Oval door knob (91976).



Figure 18 'Kingsmead' Wool Twist Weald Park carpet, colour Ash.

2.0 GROUND FLOOR WORKS	
2.01	Form new Cloak Room
	Provide 2no. new 100mm stud partitions, one with bespoke Redwood tongue & groove double cupboard doors, in GF entry corridor to create new cloak room cupboard.
2.02	Convert existing GF Kitchen to form new Dining Room
	Remove existing GF fitted kitchen units and appliances (fig. 19); remove eastern stepped wall between existing entry corridor and kitchen and western wall to staircase, to form a new Dining Room space.
2.03	Form new opening in GF rear wall
	Remove existing kitchen windows (VWG03 & 04) together with surrounding GF brickwork wall to form new large opening in rear wall. Opening to be filled with new 'Touchstone' Steelyte powder-coated stainless-steel double-glazed double doors with side lights (fig. 20). Lintels to be pre-stressed concrete internally, and soldier brick with stainless steel L-strip lintel externally.
2.04	Remove external door (DG02)
	Remove redundant rear external door DG02 and timber frame.
2.05	Replace external door (DG03)
	Remove existing rear door DG03 and its architrave. To be replaced with new 'Touchstone' powder-coated stainless-steel double-glazed entry door (DG23), with new external step.
2.06	Redecorate staircase
	Prepare and redecorate the existing historic staircase, in 'Little Greene' Intelligent Matt Emulsion, in off-white colour (to be determined).
2.07	Replace plaster ceiling to Living Room
	Remove existing modern plaster skimmed finished between timber joists. Re-line between joists with 10mm 'Gyproc' Glasroc F board cut to fit and securely screwed in place before being finished and decorated as per Item 1.01.



Figure 19 Present GF kitchen and 1930s windows in rear elevation proposed for removal.



Figure 20 Examples of 'Touchstone' stainless steel double-glazed doors.

3.0 FIRST FLOOR WORKS	
3.01	Convert existing FF Kitchen into Bathroom
	Remove existing FF fitted kitchen units and bathroom suite. Remove existing partitions between kitchen and bathroom, and bathroom partitions. Remove partition wall and area of flooring extending over stairwell. Provide new 100mm stud partition wall partition between newly formed bathroom and stairwell. Install new four-piece bathroom suite.

HERITAGE IMPACT ASSESSMENT

METHODOLOGY OF ASSESSMENT

Giving consideration to the National Planning Policy Framework (2023); in particular paragraphs 200 – 201. The principal issue to consider in terms of planning conservation is whether the proposals put forward in this application preserve or enhance the character, appearance and special architectural interest of the property and that substantial harm to the asset has been avoided. To determine if this requirement has been met it is necessary to assess the impact of the proposed changes.

The impact of the proposal is evaluated by reference to the key items listed in the ‘Proposals’ section of this report; the magnitude of impact is assessed against the adjacent table, which is an extract from British Standard 7913:2013 Guide to the conservation of historic buildings. The Standard explains how this should be assessed.



The magnitude of impact of change should be assessed in relation to the significance of the value of the historic building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major (BS 7913:2013).


IMPACT ASSESSMENT


In the assessment table below the location each intervention is given a significance value ranging from very high to negligible, this is based on the wider assessment of significance as outlined in the ‘Significance’ section of this report. The magnitude of change is then assessed using values derived from the adjacent table (fig. 21).


V A L U E	Very High	Neutral	Slight	Moderate / Large	Large / Very Large	Very Large
	High	Neutral	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
	Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

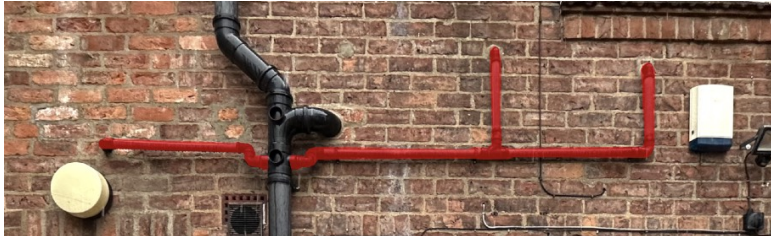

Figure 21 Magnitude of Impact Plotted Against Value – Adapted from BS 7913:2013

Proposed Intervention (As detailed in 'Proposals')	Heritage Value of Impacted Element (Significance)	Magnitude of Impact	Impact of Change	Justification & Mitigation Measures
External Site Works				
0.01 Demolish existing rear monopitch outbuilding & section of side boundary wall	<p>Low</p> <p>Redundant 1930s outbuilding (former WC) and 1960s boundary wall, both of low architectural character</p>	<p>Major</p> <p>Total Removal</p>	<p>Slight / Moderate</p>	<p>The present rear outbuilding dates from c.1936 and was altered in 1980 (see fig. 11). Constructed against an earlier boundary wall (to be retained), it was previously an external WC (removed 1980) and is now an unused space. Of utilitarian design and in deteriorating condition, it does not significantly contribute to the site's heritage values, and its loss is required to achieve optimum viable use of the wider site.</p>  <p><i>The redundant outbuilding constructed against an earlier boundary wall.</i></p> <p>The section of boundary wall proposed for demolition dates from 1965 (see fig.10) is utilitarian in design and detailing, and does not contribute to the site's heritage values. Its replacement would not adversely affect the site's significance.</p>  <p><i>The present side boundary wall, viewed from the lane and dating from 1965.</i></p>


<p>0.02 Lower ground level in rear yard, replacing existing drainage system</p>	<p>Negligible Mid C20th paving and levels</p>	<p>Moderate Loss of paving and lowering of levels</p>	<p>Neutral / Slight</p>	<p>The present arrangement of the rear yard largely dates from 1965, when the boundary wall was reconstructed and earlier gates removed. The yard was further altered in 1980, when two outbuildings were demolished, and the step to door DG03 was added. The lack of stratigraphy suggests the current paving post-dates or was part of that 1980 work. The below ground surfaces are likely to have been heavily disturbed by the various C20th alterations, although an archaeological watching brief during excavation works would enable documentation of any surviving archaeological finds or features.</p>  <p><i>The present un-utilised rear yard with its C20th paving and varying levels.</i></p>
<p>0.03 Construct new gallery corridor and rear extension range to form courtyard</p>	<p>Low Underutilised rear yard with 1965-1980 paving</p>	<p>Major New development infilling part of the yard</p>	<p>Slight / Moderate</p>	<p>Presently empty, the owners have been informed by their estate agents that the first floor 1-bed flat is now untenable due to inadequate safe egress in the event of fire. Considerable efforts have been made to design an improved fire safety solution within the present footprint, however all were found to represent significant harm to the Grade II*.</p> <p>The property has undergone numerous changes since its restoration in the mid 1930s, driven by changing ways of living and the challenges of occupying the building. The conversion of the site from residential to retail, and then back to residential, were prompted by difficulty finding tenants, and the limited viability (both commercially and residentially) of the location following the C20th slum clearances along Walmgate.</p> <p>The character of the street has, however, changed in the past decade and this site now stands as one of the finest historic frontages in an up and coming area of the city. The opportunity therefore exists to convert this site into a high quality family home that can make full use of the historic spaces. Such a change is deemed necessary to ensure the long term optimal viable use of the site, by securing good residential tenants at a rental income that will help maintain the historic fabric. The proposed rear extension has been very carefully designed to have minimal impact on the historic fabric, and would be clearly subservient to the listed building. The new work has been designed to have minimal visible impact within the wider streetscape. Further, the creation of a new kitchen</p>

				<p>and WC would enable these inserted spaces, and their associated servicing, out of the historic structure, better revealing the historic spaces within, and allowing the historic rooms to be better utilised. It is argued that this proposed extension represents less than substantial harm, which is more than offset by the benefit in terms of long term use and maintenance of the site. Further, the creation of a new courtyard garden within a single residence will enable better use of the rear amenity space, which is presently a completely underutilised shared space.</p>
0.04 Redecorate external timberwork	<p>High Late medieval / early modern timber framing, and 2005 windows</p>	<p>Negligible Redecoration only (beneficial)</p>	<p>Slight</p>	<p>The unpainted C15th-C16th timber framing was exposed and extensively restored in 1935-36, while the GF oriel windows date from 2005. All have been previously treated with wood stains. The proposed redecoration is required as part of ongoing cyclical maintenance, and would help ensure the long term preservation of the timberwork. This proposed work would help maintain both evidential and aesthetic heritage values, and is argued to be beneficial.</p>  <p><i>Front elevation showing the exposed timber framing and infill panels at FF level.</i></p>
0.05 Redecorate painted infill panels	<p>Low Presumed 1930s infill panels using modern materials</p>	<p>Negligible Redecoration only (beneficial)</p>	<p>Neutral / Slight</p>	<p>The infill panels are presumed to all date from the 1930s restoration, and have been redecorated periodically since. They now require redecoration as part of ongoing cyclical maintenance to prevent water ingress (based on the 1930s accounts, the infill panels appear to be either brick or concrete). The use of quality masonry paint in an appropriate heritage colour will help enhance the aesthetic heritage values of the site and is argued to be beneficial.</p>

<p>0.06 Replace external cementitious render</p>	<p>Negligible / Intrusive Undecorated C20th render</p>	<p>Minor Positive change</p>	<p>Neutral / Slight</p>	<p>The present undecorated cementitious render is unsightly, being increasingly stained by pollution. This is an inappropriate material for an historic building, which is helping to trap moisture within the fabric. Its replacement with traditional 3-coat 'Hot Lime' plaster would help preserve the fabric behind (evidential value). The proposed render would be finished raw, with aggregates carefully selected to achieve an authentic and appropriate 'honey-coloured natural finish'. It is argued that this change to a more appropriate material would improve the site's aesthetic value, thus helping to better reveal the site's significance.</p>  <p><i>The 1930s cementitious render has been badly stained by pollution and is an inappropriate material for historic buildings.</i></p>
<p>0.07 Redecorate front door</p>	<p>Low 1930s glazed and panelled door</p>	<p>Negligible Redecoration and door furniture</p>	<p>Neutral / Slight</p>	<p>The present door dates from the 1935-36 restoration and now requires redecoration as part of ongoing cyclical maintenance to prevent water ingress. Proposed redecoration in breathable 'Little Greene' Exterior Eggshell paint, colour 'Slaked Lime', would help preserve evidential value and improve aesthetic value. The current door handle/baseplate are modern (2003?) and inappropriate for an historic building. Their proposed replacement with quality traditional ironmongery would better reflect the significance of the site. This work is argued to be beneficial.</p>

<p>0.08 Remove redundant pipework</p>	<p>Negligible / Intrusive Redundant 1980s ancillary pipework</p>	<p>Negligible Positive change</p>	<p>Neutral</p>	<p>The smaller ancillary pipework associated with the present 1980 FF bathroom and kitchen would no longer be required. Its removal and quality repair of the brickwork is argued to have a beneficial impact on the site's aesthetic value and would thus be a positive change.</p>  <p><i>Redundant ancillary pipework (red) proposed for removal.</i></p>
<p>1.01 Redecorate Internal Walls and Ceilings</p>	<p>Low Plain C20th plasterwork, apart from historic moulded cornice in GF bedroom.</p>	<p>Negligible Redecoration only (beneficial)</p>	<p>Neutral / Slight</p>	<p>The proposed redecoration is required as part of cyclical maintenance. The use of good quality paints in an appropriate heritage colour would improve the appearance of the historic interiors, better revealing aesthetic heritage value, and thus is argued to be beneficial. Please note that no work is proposed to the historic panelling in the GF Bedroom, or to the painted fireplaces, or unpainted timber framing.</p>  <p><i>FF Room requiring redecoration of plasterwork to walls and ceiling.</i></p>
<p>1.02 Repair & redecorate windows</p>	<p>Medium The present windows all date from the C20th</p>	<p>Minor Repair, redecoration & furniture</p>	<p>Slight</p>	<p>The proposed repair and redecoration works are required as part of cyclical maintenance to help preserve the fabric and appearance of the site. The sealing of gaps is important towards improving energy efficiency and maintaining a watertight shell. Where existing window furniture is missing or cannot be repaired, replacement quality window furniture is proposed - see 'Ironmongery' schedule on drawing YSW-00-22-02-200 for details.</p>

I.03 Redecorate internal doors / change ironmongery	Medium Variety of C18th - 1930s (in situ and reset) and late C20th doors	Minor Repair, redecoration & door furniture	Slight	All existing historic doors to be retained. Doors proposed for removal are all poor quality flush-panel doors dating from the late C20th. The redecoration of the doors is required as part of cyclical maintenance to help preserve the fabric and appearance of the site. Where historic door furniture is missing or has been replaced by inappropriate modern versions, the fitting of new high quality ' Anvil' Aged Bronze door furniture (see fig. 17). See 'Ironmongery' schedule on drawing YSW-00-22-02-200 for details.
I.04 Provide new floor coverings	Negligible Late C20th utilitarian floor coverings	Minor Cyclical renewal of modern floor coverings	Neutral / Slight	The majority of the existing floor coverings date from the 1980 remodelling or later, and are all of utilitarian quality and require renewing as part of cyclical replacement. The 1930s parquet flooring in the GF Living Room is to be retained, and the GF Bedroom carpet does not require replacement. The proposed quality floor coverings ('Kingsmead' Wool Twist Weld Park carpet and 'Polyflor' sheet vinyls) are appropriate for this historic building and will be both functional and help better reveal aesthetic heritage values.
I.05 Provide new services	Negligible C20th utilitarian heating and electrical services	Minor Cyclical renewal of utilitarian features	Neutral / Slight	The existing ground floor flat contains poor quality modern electric storage heaters. Their removal and replacement with flat-panel radiators would unify the heating across the site. Upgrading the heating is required to meet modern living requirements. The replacement of existing electrical fixtures, meters and distribution boards, with the latter moved from inside the front door to a new cabinet, will improve the historic character of this space. The upgrading of electrical services is also an important element of fire safety.

<p>2.01 Form new Cloak Room</p>	<p>Medium Historic passage through the C16th hall range</p>	<p>Moderate Subdivision of historic space</p>	<p>Moderate</p>	<p>The proposed dividing of the current front hall with 2no. stud partition walls is required to create a working floor plan within the proposed layout, providing a much needed cloak room and boiler cupboard. These add functionality to an otherwise dark and underused area, and will provide new storage spaces in which modern servicing can be hidden, including the combi-boiler, distribution board, meters etc. The historic plan would still be readable through the exposed ceiling joists running through above, reducing harm to the legibility of the historic arrangement. Having served numerous purposes and having already had its plan form altered numerous times over the past century, it is argued that this intervention represents less than substantial harm. The requirement to create a working layout within a comfortable family home is essential to secure the optimal viable future of this building, which requires significant funds for its long term maintenance.</p>  <p><i>Looking down the current hall through door DG04 towards the front door.</i></p>
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2.02 Convert existing GF Kitchen to form new Dining Room

Low

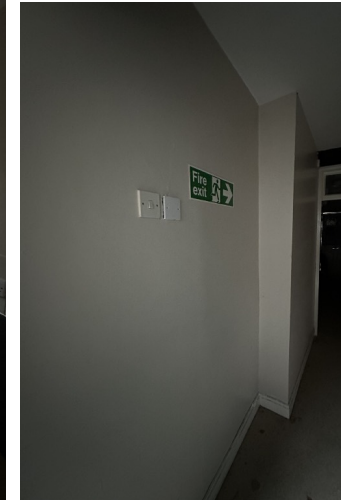
Small section of 1935-36 brick wall, and 1980-2005 stud partition wall

Moderate

Loss of a small amount of fabric dating from the 1930s and late C20th.

Slight

The stepped partition wall proposed for removal was inserted in 1980 and its doorway was infilled in 2005, when the present kitchen was created (see figs. 11 & 14). This space is today poorly lit, awkwardly arranged, and no longer fit for purpose. The small wall separating the stairwell dates from 1935-36, although the stairwell was substantially altered in 1980. The opening up of this area to create a new Dining Room will allow this space to be more effectively utilised without adversely affecting the site's heritage values.



GF flat kitchen with 1980 stepped partition wall seen on left; and the same wall seen from the hall, where the line of the infilled doorway can be seen below the fire exit sign.

2.03 Form new opening in GF rear wall

Low
1935-36 cavity brick wall
and casement windows


Major

**Slight /
Moderate**

The present rear brick wall dates from the 1935-36 remodelling, and at ground floor includes a 4/8 casement window with top opening light and a 3-light fixed casement window. The painted wall has suffered from damp ingress and both windows are now in poor condition, with significant rot to both frames. The internal floor plan has changed significantly, and improved natural lighting is now required to better utilise the space. The proposed new doors would provide illumination and access, while retaining good thermal values. It would also provide views into the proposed new courtyard, and represents an important design element of this high-quality family home. It is argued that this small loss of 1930s fabric represents less than substantial harm and is required to facilitate the optimum viable use of the property.



The 1935-36 rear cavity brick wall with deteriorating GF casement window.

<p>2.04 Remove external door (DG02)</p>	<p>Low Three-panel exterior door from 1935-36, now in relatively poor condition</p>	<p>Major Removal of door and frame</p>	<p>Slight / Moderate</p>	<p>This three-panel door (DG02) dates from the 1935-36 restoration work and does not sit within a proper frame with architraves. The door is not in good condition and has been cheaply boarded and strapped internally. With the proposed gallery extension, this door would become redundant, and it is argued that its loss represents less than substantial harm to the significance of the site. A matching adjacent internal door (DG04) is to be retained. This harm is required in order to achieve the optimal viable use of the site in order to preserve its long term viability.</p>  <p><i>Door DG02 dates from the 1930s restoration. Note the internal straps and overboarding, as well as later door furniture.</i></p>
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2.05 Replace external door (DG03)

Negligible

Poor quality flush-panel door and frame installed in 1980

Minor


Better quality replacement within existing opening

Neutral / Slight

This is a modern flush-panel door and frame (DG03) installed in 1980, which is inappropriate to the significance of the historic building and is reaching the end of its lifespan. Its proposed replacement with a new double-glazed stainless steel door is argued to represent a visual improvement. A double-glazed door would also improve the site's thermal performance and increase the provision of natural lighting into the staircase. Although the proposed new door is of modern design, it is proposed to be located within a C20th wall, and would help bring cohesion to the proposed rear courtyard design.



A poor-quality and inappropriate flush panel door installed in 1980.

2.06 Redecorate staircase	<p>Medium Altered historic staircase</p>	<p>Negligible Redecoration only (beneficial)</p>	<p>Neutral / Slight</p>	<p>Historic staircase substantially altered into its present form in 1980. The proposed redecoration is required as part of cyclical maintenance, and would help ensure the long term preservation of this feature (evidential value). The use of quality 'Little Greene' paint in an appropriate off-white (colour to be confirmed) would improve the appearance of the historic staircase. This proposed work would help maintain both evidential and aesthetic heritage values, and is argued to be beneficial.</p>
2.07 Replace plaster ceiling to Living Room	<p>Negligible Ceiling was replaced in 1980 and is now failing.</p>	<p>Minor No visible change</p>	<p>Neutral / Slight</p>	<p>The plasterboard between the ceiling joists in the GF Living Room was installed in 1980, replacing earlier polystyrene tiles. This plasterwork is now failing, with sections falling to the floor. The replacement of this ceiling is required as part of ongoing maintenance, and is crucial to maintain fire compartmentation within the building. There would be no visible change following the repair.</p>  <p><i>Failing plasterwork between ceiling joists, with fallen plaster seen on the floor below.</i></p>

3.01 Convert existing FF Kitchen into Bathroom

Low

Modern utilitarian kitchen units and fittings. Division of space dates from 1980 alterations to the 1930s fabric and floorplan.

Minor

Reinstating earlier spatial arrangement

Neutral / Slight

The present FF kitchen and bathroom arrangement result from the 1980 remodelling of the 1930s rear extension. These were formed when the site was altered to provide a separate FF flat, but the kitchen would become redundant under the proposed conversion to a single family home. The proposed removal of the 1980 partition walls and bathroom extension over the historic staircase, would reinstate earlier spatial layout, and is argued to be a beneficial change.



Redundant FF kitchen with bathroom beyond - a spatial arrangement created in 1980.



Bathroom extension over historic stairs (highlighted in red) - inserted in 1980 and proposed for removal to reinstate full height of stairwell.

CUMULATIVE IMPACT

Neutral / Slight

The table above sets out each element of the proposed works and its impact on the site's significance. However the full assessment whether the cumulative impact of the submitted proposal, incorporating sustaining, enhancing and harming is set out here. This includes where on balance there would be harm, that harm could be outweighed by public benefits powerful enough to do so.

The table above found that there were many elements of the submitted proposal that would sustain and enhance the listed building, and therefore be in accordance with paragraph 203 (a) of the NPPF which seeks the desirability of sustaining and enhancing the significance of heritage assets. However, there were identified elements of the proposal which would cause harm to the heritage asset. The table demonstrates the cumulative scale of that harm to be *less than substantial* to the designated heritage asset. It has also been explained in the table above as to why this harm is deemed necessary and what it enables.

Paragraph 208 of the NPPF sets out that *where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

PUBLIC BENEFIT

The proposed scheme involves two principal elements, being: (1) a scheme of cyclical repairs and maintenance to the historic fabric, and (2) a new proposed new extension and associated changes to convert the property from flats into a single 3-bedroom house. All the elements of the former are demonstrated to sustain and enhance the listed building. It is argued that the second element is also required to sustain the designated asset through allowing it to achieve its optimum viable use. The C20th slum clearances of Walmgate not only saw the loss of most of the area's historic buildings, but also left those surviving historic structures largely cast adrift amongst modern development. Since the 1930s, the site has struggled to find secure tenancies, either residential or commercial. As a consequence, in 2003 no.77 Walmgate was converted into two 1-bedroom residential tenancies, both of which are comparatively small and dark, and with awkward layouts. These by necessity commanded a comparatively low rental return, and the site presently lies empty. The first floor 1-bed flat is now unlettable due to inadequate fire escape egress. Various schemes were modelled to achieve fire safety within the building, such as constructing new corridors within the first floor rooms, however all were deemed to cause substantial harm to the designated asset. The new extension allows the building to be brought into single use with a safe and appropriate layout suitable for modern family living, ensuring the long term optimal viable use of this significant surviving historic building on Walmgate. It also facilitates use of the rear amenity space, which is presently unutilised as a shared space. The proposed scheme has been designed to minimise harm, while also providing opportunities to better reveal the site's heritage significance, through removing inserted kitchens and bathroom spaces into the new development. The cumulative economic benefit of having a quality family home that fully utilises the Grade II* listed building, removing the inserted small kitchens and bathrooms, is deemed sufficient to outweigh the identified harm.

PLANNING STATEMENT

PLANNING AND CONSERVATION POLICY

LOCAL POLICIES

Local to York the relevant conservation policies are contained within:-

- City of York Draft Local Plan (Incorporating 4th set of changes), April 2005.
- City of York Local Plan Publication Draft, May 2018. Each policy document is explored further below.

Within the above the following policies apply to this application:-

CITY OF YORK DRAFT LOCAL PLAN, APRIL 2005

POLICY HE4 – Listed Buildings:- With regard to listed buildings, consent will only be granted for the following types of development where there is no adverse effect on the character, appearance or setting of the building:

- Development in the immediate vicinity of listed buildings;
- Demolition;
- Internal or external alterations;
- Change of use;
- Erection of satellite antenna.

Response: The proposals detailed within this application are argued to not adversely affect the character, appearance or setting of the Grade II* listed building. The proposed new rear extension is required as part of ensuring the historic building can remain in use as a residence, and has been carefully designed to compliment the existing structure and to sit comfortably within its historical context. It is argued that the proposed works to the presently underutilised and empty rear yard represent a positive change to the setting of the listed building. The proposed external and internal alterations have also been carefully designed to affect C20th fabric, and to better reveal the site's heritage significance as an important surviving timber-frame building on Walmgate with a 1930s restoration by a significant architectural firm. The proposed works would allow the listed building to be returned to a single dwelling, and for its historic spaces to be more fully utilised. It is argued these proposals represent a positive outcome to achieve the site's optimum viable use.

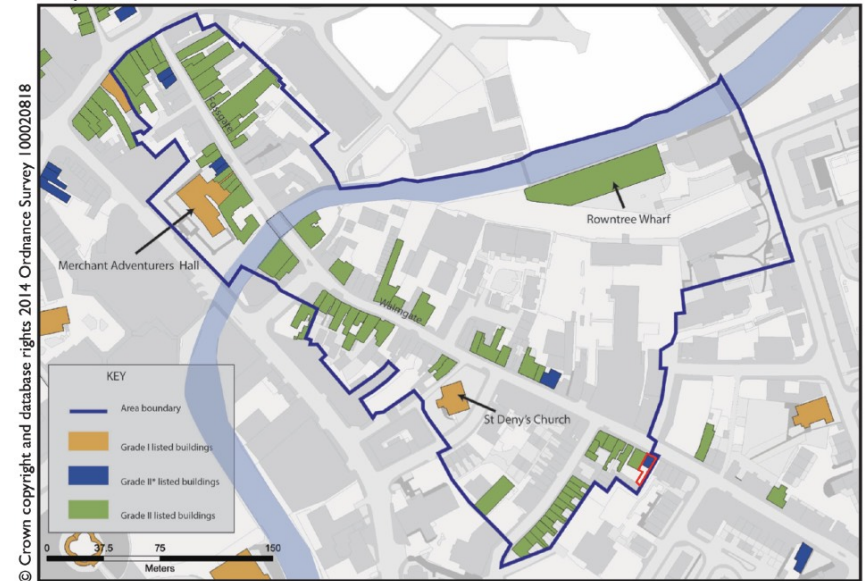


Figure 22 Listed Buildings within the Character Area (site in red) © City of York Council.

POLICY D5 – Listed Buildings:- Proposals affecting the special architectural or historic interest of listed buildings (designated heritage assets) will be supported where they:

- Sustain the significance and heritage values of the building; and
- Are accompanied by an evidence based heritage statement and justification. Proposals affecting the setting of a listed building will be supported where they protect its setting, including key views, approaches and aspects of the immediate and wider environment that are intrinsic to its value and significance. Alterations and extensions to listed buildings will generally be supported when they do not harm the special architectural or historic interest of the building or its setting, and when proposals have clear and convincing justification. As the purpose of listing a building is to conserve it for future generations, demolition should be wholly exceptional, requiring the strongest justification.

Response: The requirements of this policy are met within this application. The proposed works have a clear justification and cumulatively would not harm the special architectural or historic interest of the historic building or its setting.

POLICY D11 – Extensions & Alterations:- 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, in terms of the use of materials and detailing, scale, proportion, landscaping 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 impacts on the setting, wider townscape, landscape and views;
- protects the amenity of current and neighbouring occupiers, whether residential or otherwise.

Response: The requirements of this policy are met within this application.

NATIONAL POLICIES

At national level guidance is contained within Section 16 of the National Planning Policy Framework (NPPF). The relevant sections are as follows:-

POLICY 200 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation

Response: Relevant details provided in 'Significance' & 'Heritage Impact Assessment' sections of this report.



Figure 23 Character Area Map (site in red) © City of York Council.

POLICY 201 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Response: Relevant details provided in 'Significance' & 'Heritage Impact Assessment' sections of this report.

POLICY 203 In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The 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.

Response: The proposal within this application will sustain the significance of the asset and ensure their ongoing viable use and long term conservation.

POLICY 205 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Response: Please refer to the 'Heritage Impact Assessment' section of this report. The proposed scheme represents conservation-led repairs and a carefully-designed new extension intended to secure the long term future of the site.

POLICY 206 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Response: Please refer to the 'Heritage Impact Assessment' section of this report. This demonstrates there is less than substantial harm to the significance of the designated heritage asset.



Figure 24 Construction Date Character Area Map (site in red) © City of York Council.

POLICY 207 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Response: Please refer to the 'Heritage Impact Assessment' section of this report. This demonstrates the proposed scheme does not represent substantial harm.

POLICY 208 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

Response: The proposals put forward in this application are considered to cause less than substantial harm. The proposed works form part of cyclical maintenance and repair, and seek to sustain the site's architectural and historical special interest. The proposed new extension will help to sustain the heritage asset by converting it from small, dark flats, into a quality family home that better reveal the building's historic spaces.

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City of York (April 2005) *City of York Draft Local Plan (Incorporating 4th set of changes)*.

City of York (May 2018) *City of York Local Plan Publication Draft*.

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English Heritage (2008) *Conservation Principles*. Swindon: Historic England

Historic England's (2019) *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon: Historic England

RCHME (1981) *An Inventory of the Historical Monuments in City of York, Volume 5, Central*. London: HMSO.

Tillott, P M (ed) (1961) *A History of the County of York: the City of York*. London: Victoria County History

Archival Sources:

BIA AB/8/146/1 (Borthwick Institute for Archives)

BS 7913:2013 (Borthwick Institute for Archives)

York HER EY055 (York Historic Environment Record)

York Herald Newspaper

APPENDIX A LISTING | Historic England

77, WALMGATE

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1256351

Date first listed: 14-Jun-1954

List Entry Name:

Statutory Address: 77, WALMGATE

The building or site itself may lie within the boundary of more than one authority.

District: York (Unitary Authority)

Parish: Non Civil Parish

National Grid Reference: SE 60843 51533

Details

YORK

SE6051NE WALMGATE 1112-1/17/1170 (South West side) 14/06/54 No.77

GV II*

Shop and flat. C15 cross wing, C16 hall range and early C18 wing; C19 and C20 alterations. Timber-framed, originally with wall tile infill; ground floor rebuilt in orange brick in Flemish stretcher bond on rendered plinth; brick stacks to tile roofs. EXTERIOR: 2-storey 3-bay front, with jettied first floor and gabled right bay; timber-frame exposed on first floor. Glazed and panelled doors beneath moulded cornices flank two inserted small-pane canted bay windows. First floor windows are 2, 3 and 4 mullioned lights with square lattice casements. INTERIOR: ground floor room to right fitted with run-through wainscot and fielded panels beneath moulded cornice: bolection moulded fire surround and panelled overmantel. Cupboard door of 3 raised and fielded panels on H-L hinges to left of fireplace. Room to left has chamfered spine beams with ogee stops and blocked fireplace with long timber lintel. Reset close string staircase with column-on-vase balusters, square newels and ramped-up moulded handrail to first floor. First floor: timber-frame exposed in hall and cross wing. Large front room has fireplace in bolection moulded surround with moulded cornice shelf and bolection moulded overmantel panel flanked by sunk-panel pilasters beneath moulded cornice: basket grate with side pieces moulded with floral drops in oval medallions. (City of York: RCHME: The Central Area: HMSO: 1981-: 240-41; RCHME: Nos.75-77 Walmgate: 1988-).

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 465017

Legacy System: LBS

Sources

Books and journals

An Inventory of the City of York V Central, (1981), 240-241

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

APPENDIX B Historic Mapping



1852 Map - First Edition OS Map

Site (red) © Crown Copyright.



1891 Map - OS Map

Site (red) © Crown Copyright.



1892 Map - OS Map

Site (red) © Crown Copyright.



1909 Map - OS Map

Site (red) © Crown Copyright.



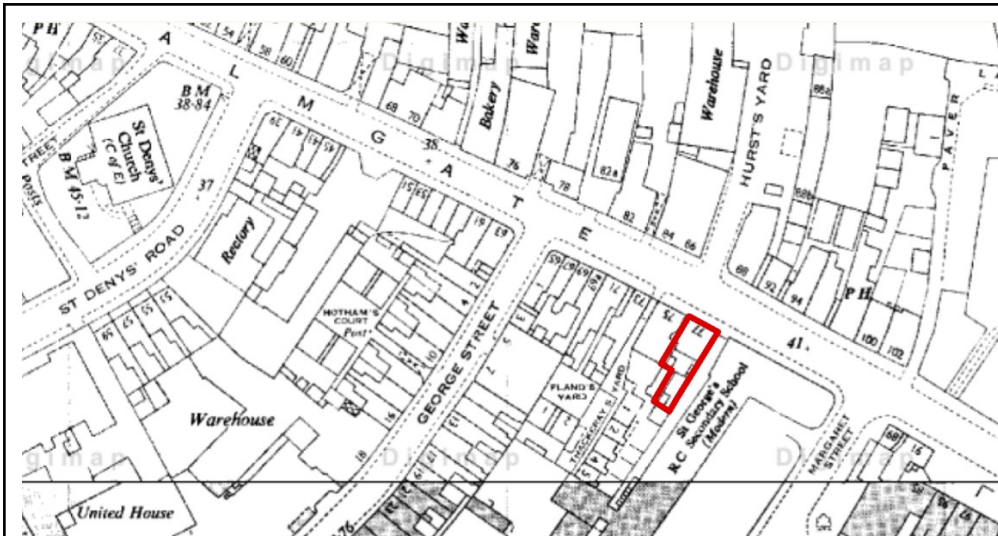
1931 OS Map

Site (red) © Crown Copyright.



1940 OS Map

Site (red) © Crown Copyright.



1960 OS Map

Site (red) © Crown Copyright.



1970 OS Map

Site (red) © Crown Copyright.



1980 OS Map

Site (red) © Crown Copyright.

APPENDIX C Flood Map






Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
460841/451527

Scale
1:2500

Created
17 Jul 2024 15:01

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

