

# **THE JUDGES LODGINGS**

LENDAL, YORK

## **HERITAGE STATEMENT**

IN SUPPORT OF ALTERATIONS

prepared by

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# THE JUDGES LODGINGS, LENDAL, YORK

## HERITAGE STATEMENT IN SUPPORT OF ALTERATIONS

### 1.0 INTRODUCTION

1.1 This statement has been prepared by Lindsay Cowle (Conservation Consultant) of York, at the request of the owners of the building (Daniel Thwaites plc) who have submitted Applications for Planning and Listed Building Consent for the alteration and conversion of the hotel and public house known as The Judges Lodgings in York, as part of a wider scheme of improvement to secure its viable future. The statement has been prepared in view of the status of the building as a Listed building (Grade I) and its presence within the York Central Conservation Area.

1.2 This Statement has been prepared in conjunction with historical research and an appraisal carried out by Colin Briden (Historic Buildings Archaeologist) whose report is included in full as **Appendix 1**. The Statement should be read in conjunction with the Planning Statement prepared by Nathaniel Lichfield and Partners, Planning Consultants.

### 2.0 LOCATION AND DESCRIPTION

2.1 Lendal is a fairly short historic street located on the western edge of York City centre, parallel to the left bank of the River Ouse and about 100 metres away. It is a commercial / retail street running from St Helen's Square to Museum Street in a southeast - northwest direction, but assumed for the purposes of this report to be east-west. The Judges Lodgings is located roughly half way along the north side of the street, set back behind a railed forecourt (see **Fig 1**).



Location plan, building starred in red **Fig 1**

2.2 The core of the building is a tall red brick house of four storeys (- three floors of living accommodation over a basement floor - ) built in the early 18th century and of classical design: primary access is to the upper ground floor via a pair of symmetrically-arranged and curved external steps. A lower service range of various dates lead off eastwards along a shallower courtyard and is of plainer design. A later ground floor entrance porch and modern basement entrance have been added to the west. The building is in use as an hotel, with a public bar on the lower ground floor (or basement).



Aerial view from the south - Judges Lodgings in centre **Fig 2**

2.3 At the rear of the core building the once spacious garden has mostly been filled by a modern single-storey extension containing a kitchen and function room, with its flat roof used as an outdoor terrace. It backs onto the rears of other properties in Blake Street to the northeast. Otherwise the rest of the building is closely hemmed in by adjoining properties with no open space retained.

2.4 The internal rooms within the core building have various degrees of decorative finish, from ornate plaster and joinery in the upper ground floor to the plainer rooms at the top. The basement is of quite different character, mostly consisting of low-ceilinged brick vaults used as public drinking areas.

2.5 Whilst set back from the Lendal frontage the building is a distinctive feature in the townscape, together with its railed forecourt and mature plane tree.

### 3.0 HISTORY

3.1 The history of the building is outlined in a report prepared by Colin Briden (Historic Buildings Archaeologist) reproduced in full in **Appendix 1**, and incorporating the RCHM survey of the 1960s. A brief summary is as follows:

3.2 Little is known for certain about the history of the site before the Mediaeval period other than the fact that the southwest wall of the Roman Legionary Fortress ran parallel to Lendal on this side, probably under the forecourt or the front part of the existing building. It was later part of the graveyard of the mediaeval church of St Wilfred in Blake Street to the northeast, although the graveyard may have stopped short of Lendal, at the site of the Roman wall.

3.3 The core building was constructed by a Dr Clifton Winteringham as a high status detached private house at some date around 1715. The architect is unknown. It was largely symmetrical in plan with a fine oval main staircase on the west side (associated with the principal rooms) and a service stair on the east (see reference plans, **Figs 3 and 4**). Access was at upper floor level via a central flight of steps: the part-vaulted ground floor (referred to as the basement) contained the kitchens and service rooms and had a central access under the steps.

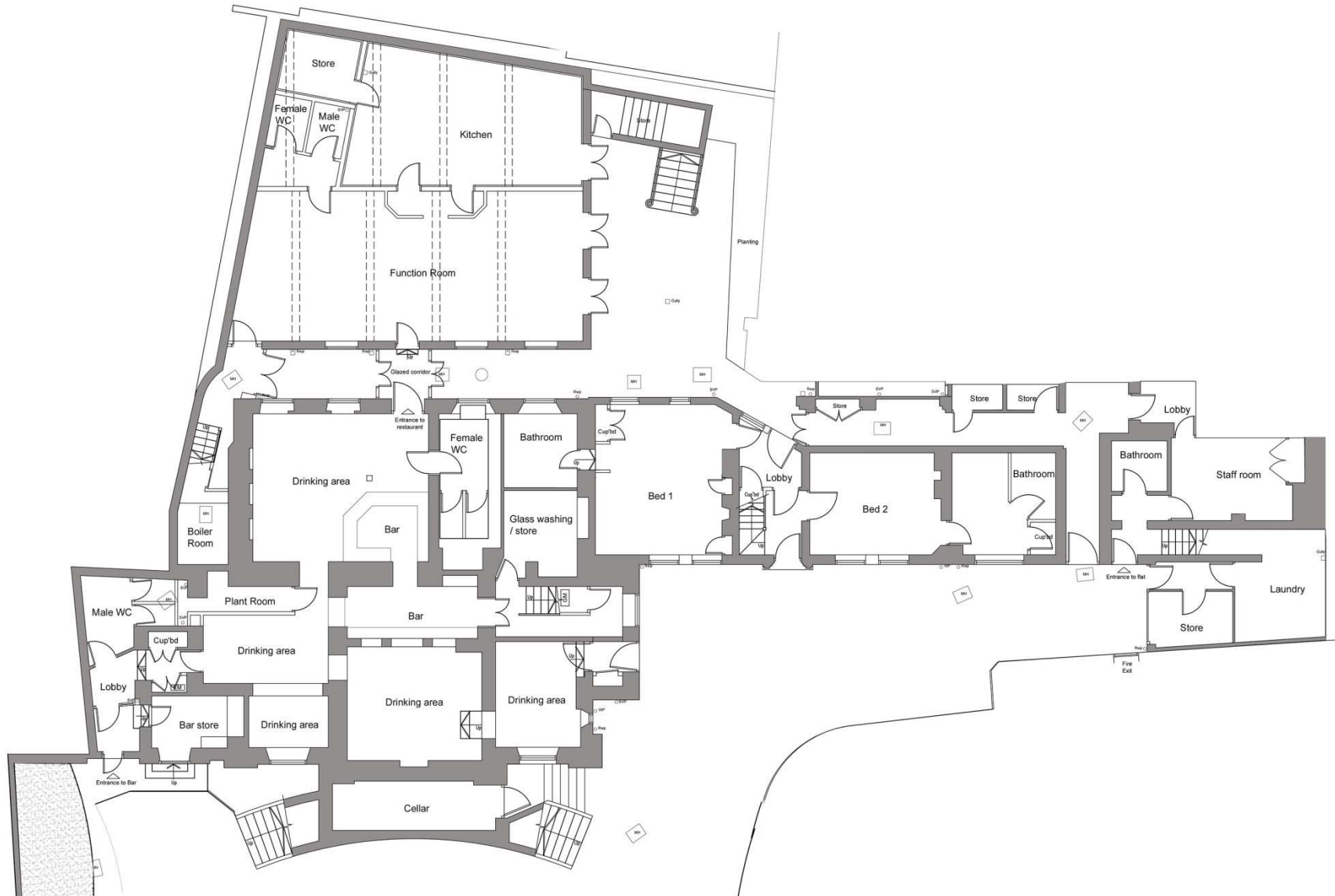
3.4 In the mid 18th century a small 2-storey service wing was added to the east side, probably to relocate the kitchens.

3.5 In 1806 the house was acquired to serve as the residence of the circuit judge and was known as the Judge's House throughout the 19th century. Three major alterations were made: the service wing was extended by a further 2-storey long addition in standard Georgian style: the central access steps were replaced by a pair of symmetrically arranged curved steps: and an alternative and more discreet stair access was provided on the west side, from ground level, by a combination of internal conversion and extension which included a porch projecting out into the forecourt. The changes to the access were probably made in order to give the judge maximum security.

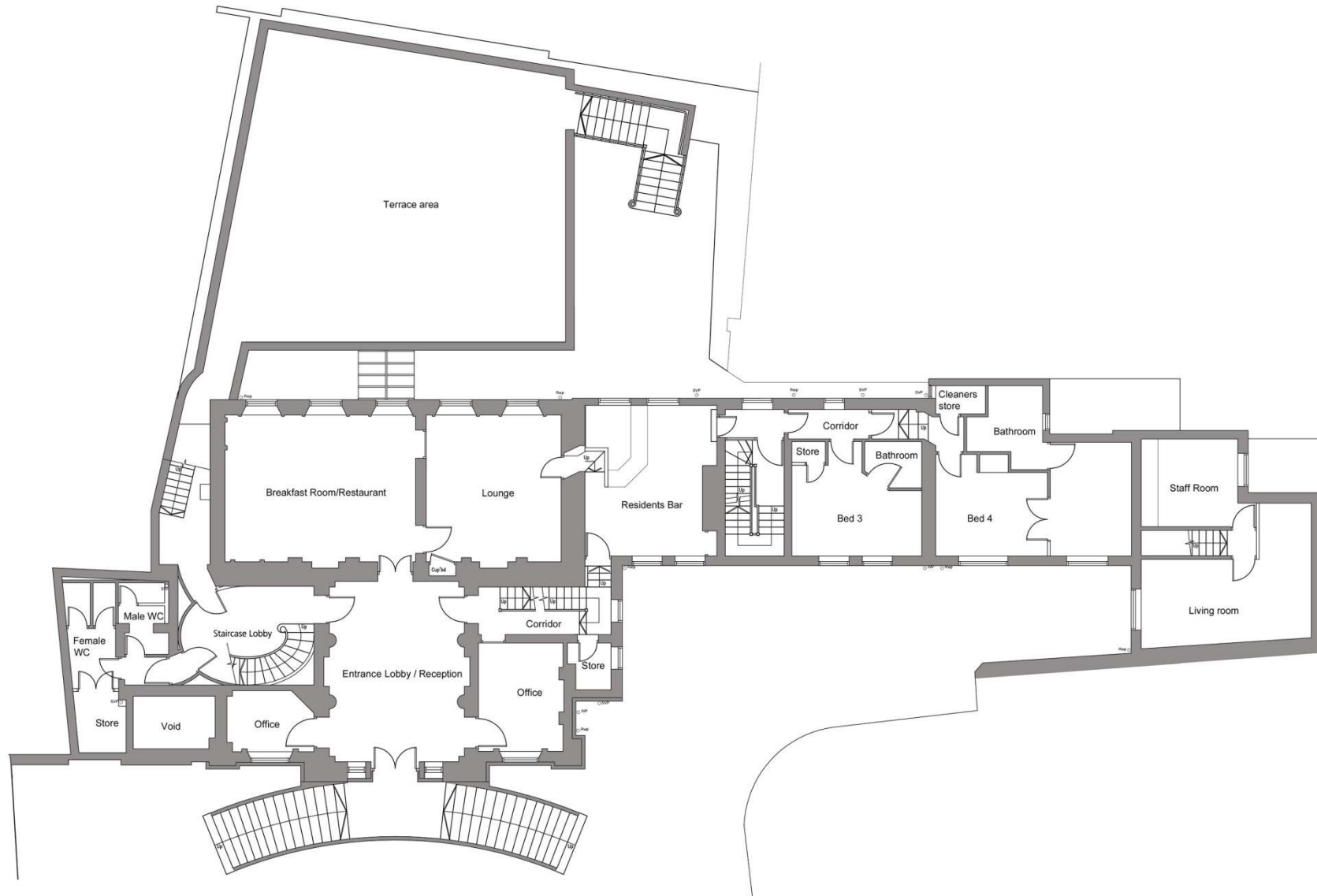
3.6 In the late 19th century a further floor was added to the earlier service ranges. In 1936 the judge's access stair was altered by removal of the projecting porch and the remainder of the entrance lobby was rebuilt or re-faced in brick flush with the front facade: several external steps were now required to reach the relocated entrance door.

3.7 In the 1970's the house was converted to a small hotel (the 'Judge's Lodgings') with a public bar / restaurant in the basement (the 'Judge's Chambers', or more recently the 'Judge's Cellars'). The basement was extensively altered and a large single storey extension was added at the rear to house a modern kitchen and function room, with a terrace on its flat roof. A further small 2-storey extension was added to the west side of the house to give access to the basement and house customer toilets.

3.8 During the early years of the 21st century the hotel found it increasingly difficult to remain viable. It went into Receivership two years ago and has been acquired by the new owners, who are repairing and improving the building in an attempt to give it a viable future. The proposed alterations which are the subject of this Statement form part of the strategy to revitalise the building.



Existing Ground Floor ('Basement') Plan Fig 3



Existing Upper Ground Floor Plan **Fig 4**

## 4.0 SIGNIFICANCE OF THE BUILDING

### Architectural

4.1 A detailed assessment of the features of importance is included in Historic Appraisal (see **Appendix 1**). The house is a good example of a well-built and well-appointed town house of its age, with an interesting plan form and ornate interior mostly well preserved on the upper floors and its plan form still discernible on the ground floor despite modern alterations. The quality of construction and Classical decoration is good and some external joinery still survives. There are several later alterations and additions of quality which add interest and illustrate changes in use over time, particularly the Phase II service wing, the later paired access steps, and the private access stair installed for the judge in Phase III. The later service wings are of minor interest. The formal Listing entry is included as **Appendix 2**.

### Townscape

4.2 The building is located in the York Central Conservation Area, within Character Area 11 (the Central Shopping Area) as identified in the Conservation Area Character Appraisal. The Appraisal is silent on the townscape value of the building but the site is a landmark feature in Lendal, being an attractive open space in a street otherwise built continuously up to the frontage, its mature plane tree softening the hard streetscape. The building is visually arresting and helps to add an historic dimension to the street, which is otherwise largely 19th century or modern in character. The public bar with outside seating adds vitality to the street.

## 5.0 BACKGROUND TO THE PROPOSALS

5.1 As explained above, the building was converted to use as a hotel in the 1970's, such residential usage being highly compatible with the original function of the building and with its context in the centre of York. However, the hotel business appears to have become less viable over time, its relatively small number of guest bedrooms (14) becoming increasingly unable to support the overheads and facilities expected of a quality hotel. In addition, the mean and obscure public access to the basement bar and poor access between the basement and floors above have not helped the various facilities to work together and attract non-residents. Provision for disabled guests and users is minimal. Declining profits resulted in a decline in maintenance of the building and falling standards, further reducing returns.

5.2 The original hotel therefore failed financially at the start of the current recession and went into Receivership around 2009-2010. An attempt was made to revive and run the business during 2012 but unsuccessfully: at the same time the business was marketed but with little success. The market deterrents are thought to have been the condition of the building, the imbalance of guest rooms and overheads, and the current difficulty of raising capital from financial institutions.

5.3 Thwaites Hotels and Inns were encouraged by the Receiver to re-bid and acquired the building in late 2012. The new owners have explored various ways of increasing the viability of the business, with advice from conservation professionals and with the benefit of feedback from the City Council and English Heritage to ensure compatibility with the historic fabric. Within the context of hotel usage (which is accepted as being the optimum) the emphasis has been on increasing the number of guest bedrooms to 21-22, which is the minimum number needed for commercial viability. Ways have also been explored to improve vertical circulation within the building and make the basement bar area more appealing and accessible.

5.4 In the interim the new owners have recently completed a £300,000 project to repair roofs, masonry and services, on the basis that a scheme can be agreed which justifies such a level of investment. An annual investment in maintenance is planned thereafter to keep the building in sound condition.

## **6.0 THE PROPOSED DEVELOPMENT**

6.1 As stated above, the current proposals are intended to make changes to the building with the minimum of detriment, and increase intelligibility where possible, in order to give the building a viable future. To this end they have been developed in consultation with the City Council's conservation section and English Heritage, and guided by an historic buildings archaeologist and conservation architect, and presented to the Conservation Area Advisory Committee and Civic Society for comment at pre-Application stage.

The proposed alterations can be described with reference to the various parts and ages of the building as listed below.

### The rear garden

6.2 At present most of the rear garden is occupied by a modern single storey extension built in the late 20th century and consisting of a dining / function room and kitchen, with a flat roof over used as a sitting-out area for customers and residents. It finishes close to the wall of the original house, separated by a narrow passageway, and connected to it by glazed links. An open area has been retained to the east of this extension, opposite the service range. The structure is built on a raft foundation to minimise archaeological disturbance.

6.3 This structure is to be removed and replaced by a new extension set against the site boundary, so as to create a more open courtyard against the original building. Unlike the existing structure it would stand as far away as possible from the original house, and would contain guest bedrooms looking into the courtyard. Its flat roof would again be used as a recreational terrace, with access from the upper floor of the mid 18th century service range (see 6.14 below) via a minimal bridge link.

6.4 Desk-top research and site trial excavation have been carried out at the request of the City Council Archaeologist and it is intended that the new building, like its predecessor, would be built on a raft foundation, which it is considered will avoid damage to archaeological deposits. A summary of the trial excavation findings is included as **Appendix 3**.

#### The core building (including the judge's stair)

6.5 The only alterations on the first floor consist of slight internal modifications to increase the size of a minor bedroom, Bedroom 14. No alterations are proposed on the second floor.

6.6 On the upper ground floor level no significant changes are intended. However, the top lobby of the judge's stair (now floored over and used as a linen store) will be opened up again as a stair connecting to the lower ground floor bar and dining area, in place of the modern unattractive stair squeezed round the western side of the building in the late 20th century. As well as improving the efficiency of circulation this will open up to use a feature of considerable historic interest.

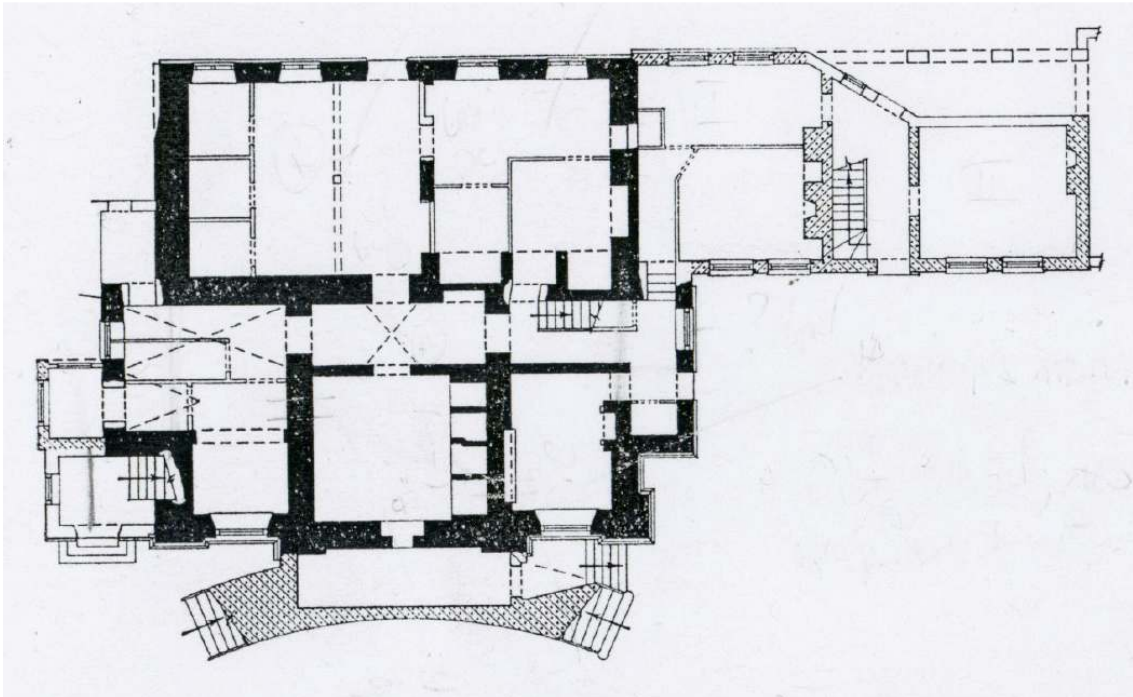
6.7 On the lower ground floor the new access to the judge's stair will require relocation of the (probably 1930's) inner doorway to give more direct access to the bar area, through what is currently a modern electrical cupboard. The moulded relief panels on the stair walls (which are 1930's additions) will be retained but modified to suit.

6.8 The main alteration to the interior will be to the lower ground floor bar area, and it is useful here to refer to the survey plan drawn by the RCHM in the 1960's (see **Fig 5** below).

6.9 The lower ground floor will be re-modelled as an improved public bar and dining area. This area was heavily re-modelled in the late 20th century by the removal of walls, the insertion of doorways through vaults, new screen walls, new partitions, new toilets etc and it retains little integrity other than clear evidence of its brick vaults and the vaulted passages which transect its symmetrical layout in both directions. None of the various changes intended in this robust and already damaged context is considered to be substantial, and the emphasis is on removing 'false' additions and exposing the basic fabric.

6.10 The main proposal is a new central entrance from the front forecourt to the lower ground floor of the building, under the landing of the paired entrance steps. This would replace a late 18th century lead tank (of unknown origin) on a brick plinth, above which is a plastic lion's head fountain concealing a ventilation grille from the bar area. Access to the building proper will then be via the original central doorway, which is located under the early 19th century paired steps but has been blocked up in modern times (see **Fig 5**).

6.11 The principal benefit of this alteration would be to enter the lower ground floor centrally via its original entrance, more in keeping with the symmetrical design of the building than the present entrance, which is via a constricted modern passage entering in the southwest corner. It would be more direct and more intelligible.



RCHM lower ground floor survey plan, drawn 1960s. **Fig 5**

Solid black = original early 18th century, unshaded = modern.

6.12 The bar area will extend a short distance into the rear courtyard in the form of a shallow totally glazed 'lean-to' extension running the full width of the rear elevation, allowing the building to be seen clearly within.

### The eastward extensions

6.13 The only significant changes will be in the mid 18th century 2-storey service extension, the first to be added on the eastern side. The ground floor room will be converted from a bedroom to the hotel kitchen: this area has been extensively modernised and contains little of historic interest. Methods have been devised for providing mechanical ventilation locally and discreetly, using existing wall openings and avoiding obtrusive external flues.

6.14 The upper floor room of this extension will be fitted out as a servery but again it has been extensively fitted out in modern times in a 'retro' fashion. The only alterations of significance will be the insertion of a hoist from the new kitchen below and the conversion of one original rear window to a doorway to provide access to the rear terrace.

6.15 Other small changes are proposed to the later extensions at ground floor level, including provision of a mobility room for a disabled person to comply with legislation, but the areas concerned are already modernised and of little interest.

### The modern west extension

6.16 This 1980's structure at present includes the public access to the lower ground floor bar and has toilets on each of its two floors. The interior will be slightly re-arranged but it has no historic interest. The public access will be extinguished and the entrance merely used for maintenance etc.

### The forecourt and service range courtyard

6.17 There will be no significant changes to these areas apart from the provision of disabled parking in the service range courtyard, to serve the mobility guest bedroom, and repaving in a manner to be agreed.

## **7.0 LOCAL CONSERVATION POLICIES**

The relevant policies at local level are contained in the **City of York Draft Local Plan (Incorporating 4th set of changes) April 2005** until such time as the new Local Development Framework is complete and adopted.

7.1 Policy HE2 'Development in Historic Locations' states that '*Within or adjacent to conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not) development proposals must respect adjacent buildings, open spaces, landmarks, and settings and have regard to local scale, proportion, detail and materials....Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements which contribute to the character or appearance of the area.*'

In respect of the current proposals most alterations are either internal or external and discreet, and would affect only the Listed building rather than the setting of heritage assets more generally. The exception is the replacement of the modern kitchen / function room extension at the rear, to create more bedrooms: this has been deliberately planned to stand as clear as possible from the original house, allowing clearer views of its rear elevation and representing a positive conservation gain. Otherwise it would have no impact on the wider conservation area.

7.2 Policy HE3 'Conservation Areas' states that '*Within conservation areas. proposals for the following types of development will only be permitted where there is no adverse effect on the character or appearance of the area:*

- demolition of a building (whether listed or not);
- external alterations;
- changes of use which are likely to generate environmental or traffic problems.'

No demolition is intended which would harm or even affect the conservation area, and as stated above most alterations are either internal or external and discreet, and would affect only the Listed building. The changes of use (from service / amenity areas to bedrooms) would create insignificant environmental changes.

7.3 Policy HE4 'Listed Buildings' states that: *'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.

The issue of the replacement of the modern rear extension and its positive impact on the setting of the building have been dealt with above. Otherwise the proposals contain a range of minor alterations which are mostly of positive or neutral impact. Taken as a whole it is considered that they represent an acceptable degree of change relative to the need to maintain viable future use.

7.4 Policy HE10 'Archaeology' states that *'Planning applications for development that involves disturbance of existing ground levels on sites within the York City Centre Area of Archaeological Importance will be granted provided:*

- a) *applicants permit a field evaluation, approved by the Council, to assess the extent and importance of any archaeological remains: and*
- b) *applicants can demonstrate that less than 5% of any archaeological deposits will be disturbed or destroyed.*

*Where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme approved prior to the development commencing.'*

Field evaluation has been carried out in the form of trial excavation and it has been agreed that the proposed and existing raft foundations will not affect archaeological deposits; as a safeguard, any excavation will be subject to an archaeological watching brief. A separate archaeological report has been prepared by On-Site Archaeology and a Summary is included as **Appendix 3** of this Statement.

## 8.0 NATIONAL CONSERVATION GUIDANCE

The relevant guidance at national level is contained within Section 12 of the new **National Planning Policy Framework**. The relevant clauses are as follows:

8.1 *'128. 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.'*

This requirement has been met by this Statement, including the Historic Appraisal in Appendix 1, drawing on the Listed building description and the work of the RCHM.

8.2 *'129. 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'*

8.3 *'131. 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.'*

The proposed development will certainly help to give the building a more viable and sustainable future, and contribute to local economic vitality. The proposed use is the most viable use consistent with the heritage value of the building, and there will be no diminution in the contribution made to the character and appearance of the area.

8.4 *'132. 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting..... As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.'*

The 3 assets relevant to this Application are the Listed building, the conservation area and the below-ground archaeology. As described above, there will be no adverse impact at all on the conservation area and there are expected to be none on the archaeology. Any harm to the Listed building will be minor and will certainly be offset by the benefits in giving the building a new viable future. It is considered that the justification given is clear and soundly based.

8.5 *'134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset (as applies in this case), this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.'*

Again, it is considered that the proposed development will cause minimal harm to the building consistent with viability, and none to the Conservation Area or archaeology, and there will be distinct visual and economic benefits to the public in retaining the building in use as a hotel, but on a viable basis. The use is ideally suited to the nature and location of the building, and is in line with local planning policy.

8.6 *'137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

Attempts have been made in the proposals to better reveal the history and significance of the Listed building, both for its own sake and to counterbalance some of the alteration work needed. The three main conservation gains are the redesign of the modern rear extension; the re-opening / re-use of the concealed judge's stair; and the reinstatement of the central entrance to the ground floor. All these are considered to give a much clearer understanding of the house during the first 100 years of its life.

## **9.0 DISCUSSION AND CONCLUSION**

9.1 The Judge's Lodgings faces an uncertain if not limited future as a hotel in its present form. It is no longer viable with the number of guests it can accommodate at present, in view of increasing competition within the hotel market, and the public bar on the lower ground floor is unattractive and unrelated to the hotel functions above. On the other hand hotel use is one of the very few uses which can fit the building with minimal impact on its historic character, if properly arranged, and no other suitable uses have been identified. Hotel use also gives the public the opportunity to experience a striking building of national importance.

9.2 The present owners have taken over the challenge and have demonstrated their commitment to it by carrying out a long backlog of repairs etc to the external shell. At the same time they have carefully explored all possible ways of making the building viable, whilst preserving its historic character, and have been guided by a conservation consultant and an historic buildings archaeologist. They have also liaised closely with the Conservation Officer and English Heritage and have heeded all the feedback received.

9.3 A fundamental requirement is to increase the number of guest bedrooms from the existing 14 or so to 21 or 22, that being the number generally accepted as being the minimum to support an hotel of this type. Some increase can be achieved by conversion of less important rooms in the later service wings (including new provision for disabled guests) but the main proposal is to remove the modern rear extension in the former garden (which contains an oversized kitchen and function room) and replace it with new guest bedrooms. This would also have the benefit of de-congesting the rear area and creating a courtyard from which the full extent of the rear elevation of the main house can be seen. Archaeological trial pits required by the City Archaeologist have shown that the extension can be designed with no damage to archaeological deposits.

9.4 The proposal necessitates the relocation of the hotel kitchen within the main building, where it is in any case best suited to serve guests and customers, but by limiting its size and careful design of its mechanical ventilation (- usually a determining issue when related to an historic building -) a solution has been found which does very little damage to the historic fabric.

9.5 A great deal of thought has gone into ways in which the lower ground floor bar area might be made more attractive and viable, with better connection to the floors above. The proposals have drawn on the survey plans fortunately made by the RCHM in the 1960s, before the area was remodelled in a confusing and damaging manner by the previous owners, and by research carried out as part of this exercise. This has opened up new and unexpected opportunities to re-expose features of historic interest and improve the intelligibility of the historic building.

9.6 One major proposal is to re-open and reinstate the former (and 'lost') judge's access stair as a route from ground to first floor level. This has been welcomed by the Conservation Officer and English Heritage. The other is to create a central access to the lower ground floor, under the 'front door' of the building, reinstating the original access before the original single flight of access steps was replaced by the paired steps which now exist either side. This will provide a much more direct and attractive entrance to the public bar area and assist its viability. This has again been accepted by the Conservation Officer and English Heritage subject to appropriate detailing.

9.7 A certain amount of alteration work will be needed to the historic fabric but this has been kept to the minimum and is largely confined to the lower ground floor which was inappropriately altered in the second half of the 20th century. On the other hand some of the worst alterations of that date will be reversed.

9.8 On balance it is therefore considered that the package of work proposed has substantially more benefits than disbenefits, and is necessary to give the building a secure future. It is also considered (as outlined in Sections 7 and 8) that the proposals comply with the National Planning Policy Framework and the policies of the City of York Draft Local Plan 2005.

**It is therefore considered that the scheme as proposed is acceptable on conservation grounds.**

Lindsay Cowle (Conservation Consultant) June 2013

**APPENDIX 1**

**HISTORIC APPRAISAL**

(by Colin Briden, Historic Buildings Archaeologist)

# **JUDGES LODGINGS**

**LENDAL, YORK**

## **HISTORIC APPRAISAL**

Colin Briden (Historic Buildings Archaeologist)

March 2013

## 1. INTRODUCTION

Lendal is an historic street located on the western edge of York City centre, parallel to the left bank of the River Ouse. It runs from St Helen's Square to Museum Street in a southeast - northwest direction, but assumed for the purposes of this report to be east-west. The Judges Lodgings is located roughly half way along the north side of the street, backing onto the properties in Blake Street further north.

## 2. BEFORE 1711

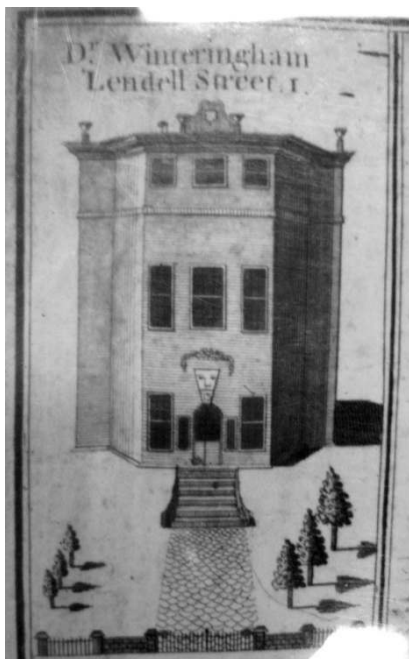
The mediaeval church of St Wilfrid in Blake Street (demolished in 1554) possessed a graveyard which extended southwards almost to the modern Lendal. In 1715 the York historian Drake recorded that when the foundations for the Judges Lodgings were excavated several cart-loads of bones were taken away. Later archaeological work confirmed that the house and rear garden occupy part of the area of the former burial ground. Beneath the burial ground, which was in use from at least the middle of the C12, there are early mediaeval and Roman deposits of no immediate concern in the present context.

## 3. THE DEVELOPMENT OF THE FABRIC

### 2.1 Phase I 1711-1722

#### *History*

The house now known as The Judges' Lodgings was erected on the north side of Lendal by Dr Clifton Winteringham between his arrival in the City in 1711 and 1722, when it was illustrated in the margin of the map of the City published by John Cossins [Fig 1].



Although somewhat idiosyncratic Cossins' sketch confirms the significant features of the detached early C18 building: its bilateral symmetry; three storeys (and basement, not shown); and the single flight of steps to the front entrance, facing southwards to Lendal across a railed entrance yard. In his own way Cossins has also attempted to indicate the elaborate stone surround to the tripartite front doorway. The house was clearly topped by a coped parapet, as today; it possessed urns and a centrepiece, now lost or removed. Cossins also records sash windows (still something of a novelty in York in this period), the attic band, and the formal planting of the front garden. The boundary wall to Lendal is shown as brick or stone with central railed gates with a further railed length to either side. The plan of the house was not fully reflected in the sketch: Cossins omits the projecting stair wings.

**Fig 1: Cossins 1722**

### *Description*

The name of Dr. Winteringham's architect, if he had one and did not design the house himself, is unknown.

The Phase I fabric comprises fine red brickwork to the entrance front, and stock brick to all other elevations, with magnesian limestone dressings, much restored now in Clipsham stone or something very like it. The fine red bricks measure 9¼" x 4¾" x 2"; they are laid in Flemish bond and set in a clean white lime mortar, and finished off with a brick-red coloured pointing which seems to be an original material although now in poor condition and heavily restored. The stock bricks of the side and rear elevations are shorter and a little more irregular although all measure in the region of 2" thick. They are laid in an irregular English garden wall bond 5 + 1. Some original coping stones survive: they are heavily tooled in a herring-bone pattern with finer margined tooling carried around the sides and ends. Many have been replaced with plainer blocks: the parapet itself, apparently original, is constructed in stock bricks laid in English bond - the only place in the house where this can be seen.

Where it is unaltered there is a plain square plinth, doubled where necessary: however, in various places, and on the south elevation of the house in particular, this has been rebuilt in 3" engineering brick incorporating a deep double chamfer. This is late C19 work.

The rigid symmetry of the entrance elevation is to some extent reflected in the plan; which is, broadly speaking, that of a double-pile house of the period, modified by the use of shallow full-height west and east projections which mark the positions of the main and service stairs respectively. At upper ground floor level there was a central entrance hall flanked to right and left by minor rooms; behind these there is a fine geometrical stair to the west, and a dog-leg service stair to the east, adjoining the south face of a spine wall. On the north side of the spine wall there are two principal panelled rooms of unequal length. The smaller of these was probably a dining room; the larger, a saloon. This plan is broadly repeated on the upper floors although only the service stair rises to the second floor.

The basement, or lower ground floor, also reached only by the service stair, is planned and constructed in a more complex way. There is an axial south-north route through the building, with openings in the front wall, the spine wall, and the rear wall, and a transverse service passage on the south side of the spine wall. The south or front door entrance to the basement was evidently entered from beneath a bridge between the head of the external stair and the front door to the house.<sup>1</sup> The heavy timber door of two moulded panels which was hung here still survives in the house, re-used in a different location in the early C19 (see below).

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<sup>1</sup> As at Ledston Hall, where this arrangement was under construction at about the same time. The bridge of the Judges' Lodgings may have been either of vaulted brickwork or of stone slabs: no visible evidence for it has survived.

The basement rooms and passage to the south of the spine wall are vaulted in brick; by contrast the two large rooms to the north<sup>2</sup>, now much altered and subdivided, lay under the traditional timber ground floor structure. The small vaulted south-east room was for a housekeeper: entered by a three-panel door off the service passage it is heated by a hearth with a stone surround, and has a bed recess in the west wall. There were external doors at each end of the service passage while a narrow splayed window in the south wall of the housekeeper's room overlooked the service yard. The larger ground floor window to this yard retains a timber cross-mullion casement window, now altered; this is the single survivor of its type in the house but it is sufficient to indicate that only the windows to the principal elevations were fitted with sashes.

## 2.2 Phase II mid-C18

### *History*

Nothing has been found concerning the history and ownership of the house in this period. Major construction work consisted only of a service wing extension to the east side of the house. This was presumably prompted by a removal of the kitchen facilities from the basement.

### *Description*

The new wing makes a very evident straight joint against the east wall of the Phase I house: on the garden side its rear wall projects up to 50mm beyond the older building line. It is built of stock bricks in an irregular Flemish bond laid in thick beds of clean, pale brown, lime mortar with few inclusions and finished with struck pointing.

This service range is of two storeys and two bays: there is a single room on each floor. The ground floor room retains nothing of interest: it is lit by two C19 sashes to the front elevation. In the rear wall there is an C18 window with pegged architrave and centre mullion to the west, and a replacement 4-pane horned sash to the east. The fireplace position is flanked by original cupboards with C20 louvred doors. This room may have been the later kitchen.

The first floor room, reached either by a short additional flight from the Phase I service stair or by an inserted door (and steps) in the Phase I east wall, has C19 or later sashes to the front elevation. However the rear elevation has two 12-pane sashes with ovolo-moulded glazing bars and oak sills. These can only be either C18 or C20, since it is not likely that any C19 replacement windows would take this form. Their eroded and heavily-painted condition and hardwood sills imply an C18, rather than modern, date: so they are most likely to have formed part of the original building. The room has a traditional timber floor structure and a fireplace with an C18 surround: in the south-east corner is a fireside cupboard with an early C19 architrave and C20 shelves.

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<sup>2</sup> The larger of which may have been the Phase I kitchen

### 2.3 Phase III c.1806 - 1822

#### History

In 1806 the building was acquired as the Judges' House, by which name it was known throughout the C19. It seems that as a result a major programme of refurbishment and improvement of the service arrangements was put in hand. The probable *terminus ante quem* of this work is provided by a map published by Baines in 1822 [Fig 2] which shows the service range extended by a further three bays, as today.

The three major changes that were carried out were:

- Single flight of external stair replaced by a double geometrical flight;
- New passage and lobbied entrance to west end of principal elevation;
- Further extension to service range.



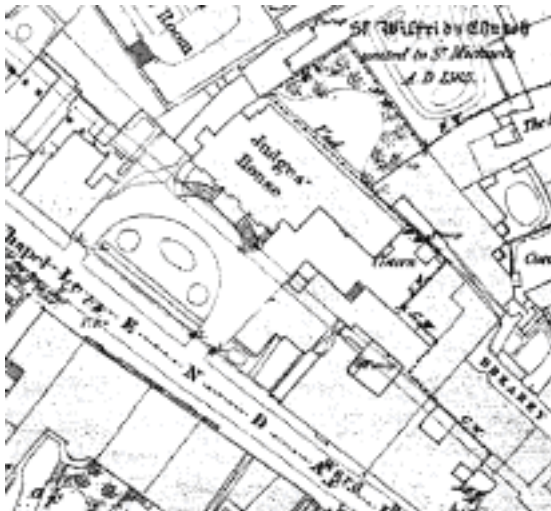
Fig 2: Baines 1822

#### Description

The new geometrical stair was constructed of stock brick, on a square magnesian limestone plinth, with sawn West Riding flagstone treads and a cast- and wrought-iron balustrade of stick balusters, square iron newels, and grooved strap handrail. The bricks measure 9" x 4½" x 2½". They closely match those in the Phase III service range extension: moreover in both cases the bricks have been laid in a cream-coloured lime mortar with plentiful inclusions of charcoal and of unburnt lime. There seems little doubt that the stair and the service range extension were built at the same time. The early C19 date is confirmed by the use of coal measures flagstone and by the design of the balustrade, typical of its period.

The narrow area between the head of the new stair and the front wall of the house was bridged by a shallow, segmental, brick vault aligned north-south. Beneath the vault ground levels were lowered by around one metre to form a small coal-cellar; the

Phase I axial doorway to the basement was made redundant.<sup>3</sup> The new cellar was entered by a doorway at its east end reached by re-used limestone steps, possibly from the Phase I external stair: and here also was hung, back to front, on strap hinges on iron pintles, the two-panel Phase I entrance door removed from its original position at the south end of the axial route through the house. At the west end of the cellar there is a narrow coal-chute, now disguised by C20 brick cladding. The landing above the vault is flagged up to the threshold of the front door.



**Fig 3: 1851 1:1056**

In order to achieve this route part of the floor of the small room to the west of the entrance door had to be removed: and to emphasise the new importance of the room it was given a plaster ribbed vault with a floral boss. The external passage has been removed; the other details have survived more or less intact but disguised within the building by later work.

This new access was almost certainly intended as a secure route for the judges to use. In an age when the number of capital offences was in double figures the members of the judiciary were profoundly unpopular: attacks and attempted assassinations were much feared. Similar measures were taken

At the western end of the entrance elevation a very curious alteration was carried out. This was shown on plan in the 1851 1:1056 survey [Fig 3], and recorded photographically in a postcard of c.1910 [Fig 4]. It took the form of an enclosed, flat-roofed passage, secured by an external door with overlight and defined by brick walls, which took a curving route from the base of the west flight of the stair to a small newly-added lobby against the west wall of the house. Within the lobby a straight flight of elegantly-finished stone steps with half-round nosings passed up to the entrance hall of the Phase I house.



**Fig 4: The house in c.1910**

<sup>3</sup> It is currently infilled by C20 brickwork; however the threshold level remains, and it is still at the early C18 basement floor level (also corresponding to contemporary external ground level). This would have made the old doorway very awkward to use following excavation for this cellar. The crown of the Phase III vault is lower than the head of the Phase I doorway.

in other towns.<sup>4</sup> Here in York the judge, following this alteration, was able to pass between carriage and house with the least possible exposure to danger. The care taken on the construction and decoration of this novel feature are indicative of the status of its beneficiary.

By contrast the new service range extension was of standard form and construction. It is constructed of stock bricks in English Garden wall bond 5+1; there is a front door to the west bay, with a typical late Georgian door case, and replacement sashes elsewhere. Within the building is a stair-hall and a stair with turned balusters and slender handrail.

The 1851 survey also shows a minor rectangular two-storey extension to the main stair hall, on the west wall of the house, which does not appear on the 1822 map. This may have been no more than a closet - it is too small for a room. The structure survives but only as a fragment: it has been almost entirely removed by later openings in all three walls, and is now little more than a through-passage at both levels.

#### *2.4 Phase IV late C19 and C20*

The building remained in use as the Judges' Lodging until the latter years of the C20 when it was sold for conversion to an hotel.

In the late C19 and early C20 limited brickwork repairs to the Phase I plinth included some rebuilding in 3" engineering brick. At about the same time the service range was raised by a storey, and then once again altered and extended: none of this work is of any great architectural or historic significance.

In 1936 the external west entrance passage was demolished and the lower lobby given a new south external wall - on the main plane of the entrance front - in fine red brick in Flemish bond: the date is recorded on a rainwater hopper. No doubt the flat roof over the lobby was replaced at the same time. The work was accompanied by piecemeal brickwork repair in the vicinity. The interior walls of the ground floor lobby were given a Portland cement render with a light skim of white lime mortar plaster: timber mouldings of alternating size and pattern were applied to create panelled decoration.

In a photograph taken around 1940<sup>5</sup> the stone surround to the main door appears to be painted in some dark colour. That has since been removed, revealing a good deal of stone repair; perhaps carried out after cleaning. The material appears to be Clipsham stone from Lincolnshire - much used on the Minster for similar repairs to magnesian limestone in the mid-late C20.

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<sup>4</sup> In Nottingham, at about the same time, a tunnel was constructed between the judges' lodging and the Shire Hall.

<sup>5</sup> Northern Echo photographs, not reproduced here : the windows are taped up against air raids.

Hotel use brought a number of changes. In the 1980s a further minor single-storey extension was made to the west, finally infilling the narrow yard or side passage which had existed here since the house was built. Constructed of thin modern brickwork with a round-headed doorway under a raised lead roof it housed some WCs and an independent access to the basement to facilitate its use as a public bar (see below). A C20 fire escape and a brick flue also rise against this west elevation, the latter serving the boiler room placed between the house and the western boundary.

Major rebuilding of the high-level brickwork of the side and (especially) of the rear external elevations was carried out. The stacks were rebuilt in old brick.

Following extinction of the Phase I axial route, by infilling of the front axial doorway, the basement was significantly altered to create a bar area: most of the alteration in fact required the addition of new 'historic' fabric, rather than its removal: hence the large north-western room was stripped of its light internal divisions<sup>6</sup> and the walls entirely clad in a skin of re-used brickwork. Cladding was also applied to the underside of the vaults, and in several other areas, to create false ceilings; a large mechanical extract duct was installed through the upper part of the blocked axial door. This vent passes through the Phase II coal cellar and also through the fabric of the external stair. It is concealed from view by a plastic lion's head fountain set above a lead tank. This tank, marked IC and dated 1785, set on a brick base, was already here in 1940<sup>7</sup>. Its provenance is unknown.

The Phase III stone stair up to the entrance hall was concealed by the re-instatement of a boarded floor in the Phase I south-west room. Other repairs and minor alterations were carried out within the building including some inside the service range.

Work in the rear yard, including lowering of the ground surface in 1984, and construction of a kitchen and function room in 1994, is described in the archaeological report by On-Site Archaeology, summarized in Appendix 3 of the Heritage Statement

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<sup>6</sup> As shown on the RCHM plan - published in 1981, but actually made many years earlier.

<sup>7</sup> Northern Echo photographs, not reproduced here

## ASSESSMENT

The Judges' Lodging is a spacious and idiosyncratic house. It is well-built of good brickwork and the principal elevations are lit by sash windows. In York in the early years of the C18 such buildings were still uncommon. There can be little doubt that when completed Dr. Winteringham's new home would have been viewed as a remarkable novelty: one of a small group of buildings in and around the City which included Benningborough Hall and Middlethorpe Hall. In York itself it was unmatched by any building that survives today although examples of large scaled brick-built structures of about the same date include Cumberland House (c1700) and Red House (c. 1714); Bishophill House, the great, C17, brick-built home of Lord Fairfax, was pulled down in the C18.

The Judges' Lodging includes a number of features of significance in the context of the proposed works:

- The house is well-built of good materials including fine red brickwork and well-cut stone dressings to the principal elevation;
- The plan is that of a typical double-pile house of the period, interestingly expanded to accommodate a grand geometrical stair;
- Symmetry demands that the accommodation for a service stair is similarly generous;
- This plan, including the axially-arranged plan of the basement, survives substantially intact;
- The house retains a single cross-mullion timber window to the south-east, service, elevation;
- The sashes, though all later replacements, reproduce the character of the original fenestration;
- The interior retains a good deal of high-status joinery detail including stairs, panelling, and doors;
- The front range of the basement is vaulted in accurate brickwork;
- The Phase I basement timber door, of two moulded panels on strap hinges, survives re-set beneath the Phase III entrance steps;
- The Phase II service range retains its external walls, first floor structure, and two original sashes on the first floor of the rear elevation;
- The Phase III geometrical stair to the main entrance survives intact;
- The Phase III lobbies, lower and upper, to the judges' private entrance, though altered in the mid-late C20, retain well-finished stone steps and a rib-vaulted plaster ceiling;

- The Phase III elements generally reflect the new and more specialised function of the house after c.1806.

The following elements are regarded as detracting from the special architectural and historic interest of the building:

- The extensive late C20 brick cladding and other brickwork insertions to the basement;
- The late C20 extension to the north-west end of the building (incorporating a round-headed doorway, passage, and WCs);
- The late C20 conversion of the upper lobby to the judges' private entrance to a linen cupboard

## APPENDIX 2

### LISTED BUILDING DESCRIPTION

SE6052SW  
1112-1/27/547

YORK  
LENDAL  
(North East side)

YORK SE6052SW LENDAL 1112-1/27/547 (North East side) 14/06/54 No.9 Judge's Lodging GVI Formerly known as: The Judge's Lodging LENDEL. Town house and steps attached to front; now hotel. c1715; later C18 service wing, extended in early C19, raised c1840; second extension of 1936. For Dr Clifton Wintringham. MATERIALS: front of orange brick in Flemish bond on chamfered brick basement; stone doorcase; right return of red-brown brick in stretcher bond; brick stacks to tiled roof of two parallel hipped ranges. Service wing of red-brown brick in Flemish bond, extended in stretcher bond, raised in pink-cream brick in Flemish garden wall variant; doorcase and cornice of timber; tiled roof with brick stacks. Front steps of red brick in Flemish bond with stone treads and cast-iron railings. EXTERIOR: 2 storeys, basement and attic; 3 unequal bays, articulated by plain pilasters, centre bay projecting; to right, lower 3-storey 5-bay service wing; to left, 1-storey 2-bay extension. Double flight of curved steps with plain railings and handrail leads to main entrance in centre of ground floor. Ionic Venetian arch, set beneath carved swag in stone screen, contains glazed and panelled door flanked by 8-pane sashes. Arch keystone carved as mask of Aesculapius. Windows in outer bays on ground floor and all windows on first floor are unequal 15-pane sashes with cambered arches of gauged brick, triple keyblocks and sills of painted stone. Attic windows are squat 3x2-pane lights above broad stepped brick band interrupted by stone window sills. Centre windows on first and attic floors have triple-keyed fasciated architraves of stone, first floor one eared, with moulded stone sill and apron. Brick parapet with flat stone coping masks roof. Service wing has open pedimented central doorcase of plain pilasters with moulded imposts and door of 6 fielded panels beneath radial fanlight. Windows are 12-pane sashes with slightly cambered brick arches: two on each side flank door on ground floor and blank centre bay on first floor; 3 windows on second floor are arranged symmetrically. Prominent moulded and pulvinated eaves cornice. Extension to left has doors in both bays and rainwater goods dated 1936. INTERIOR: ground floor: entrance hall flanked by fluted Corinthian columns with enriched entablature: marbled stone fireplace with panel overmantel. Rear left room: lined with raised and fielded panelling beneath moulded cornice enriched with egg-and-dart: panelled shutters: stone fireplace with fasciated surround, cast-iron grate and bolection moulded overmantel framed by fluted Ionic pilasters and entablature. Rear right room: lined with fielded panelling in attached surrounds beneath cornice enriched with acanthus and palmette, bead and reel, and egg and flower mouldings: panelled shutters and window seat: marbled stone fireplace with cast-iron grate and panelled overmantel flanked by sunk panel pilasters with moulded capitals and entablature. Front right room: lined in raised and fielded panelling: panelled shutters: pulvinated frieze and moulded cornice to coved ceiling: stone fireplace with moulded surround and panelled overmantel flanked by panelled pilasters. Main staircase rises from ground to first floor with cantilevered treads, fluted Ionic column balusters and moulded serpentine handrail wreathed at foot around fluted column newel on shaped curtail step: sunk-panelled dado. Lit by Ionic Venetian window with full entablature. Secondary staircase rises from ground floor to attics with close string, column-on-vase balusters and plain handrail. First floor: panelled plaster ceiling over main staircase has groined coving springing from acanthus corbels with wheatear pendants and quatrefoil centre panel. Panelled round-arched openings lead to main corridor with groin-vaulted ceiling and 6 panel doors in panelled reveals. Rear left room: bolection moulded panelling and moulded cornice of modillions and paterae: panelled shutters: fireplace with egg-and-dart surround, moulded cornice shelf and cast-iron grate. Rear right room: sunk-panelled dado beneath moulded dado rail: panelled shutters and window seats: moulded dentilled cornice: fireplace with carved surround, moulded cornice shelf and basket grate. Front room: lined in bolection moulded panelling above moulded dado rail and fielded and sunk dado panelling: shutters and window seats of raised and fielded panels: moulded cornice: stone fasciated fireplace with cast-iron grate. Attic: ceilings are deeply coved. Some 2-panel doors survive. (City of York: RCHME: The Central Area: HMSO: 1981-: 152).

ARCHAEOLOGICAL SUMMARY

**2013 ARCHAEOLOGICAL EXCAVATION - SUMMARY OF FINDINGS**

A full report on this work has been produced by On-Site Archaeology Ltd. OSA have also supplied this summary.

*Site evaluation.*

The evaluation comprised the excavation of a single trench measuring 2.5m x 1.5m at the modern ground surface. The trench was located against the southeastern wall of the current courtyard.

The modern ground surface comprised recently laid flagstones and associated sandy mortar bonding material which occurred at approximately 15.40m above ordnance datum (AOD) and was 0.14m thick. Beneath the modern flagstone surface was a concrete layer which was between 0.11 and 0.18 m thick and extended across the entire trench. This overlay a thin sandy silt layer which spanned the entire trench, had a maximum depth of 0.08m, and probably formed the bedding for the concrete layer above. Beneath this was a 0.34m thick layer of mid greyish brown sandy silt which contained a range of inclusions, including ceramic building material (CBM), mortar fragments, and disarticulated human and animal bone. This deposit may have been the upper portion of a graveyard soil, or a garden soil associated with landscaping once the graveyard was no longer active.

Finally, beneath this layer was graveyard soil which included within it intact burials (109) and (110). Burial (109) occurred at 15.03m AOD while burial (110) occurred at a depth of 14.91m AOD (approximately 0.4m and 0.5m below ground surface).

The 1994 YAT evaluation report reveals that two phases of burial were encountered in that investigation, the latest occurring at a height of 15.28m AOD and the earlier at 15.00m AOD. The burials encountered during the current programme of investigation may therefore belong to the earlier phase of burials. The later, higher, phase was not present within the current trench. However, these levels would seem to support the idea that the overlying layer (103) represents an intact graveyard soil, rather than a post-medieval garden soil incorporating disarticulated remains.

*Watching Brief*

The watching brief comprised the archaeological monitoring of a single trench, excavated between existing service chambers within the driveway at the front of the Judges Lodging. The trench was approximately 0.70m wide and a maximum of 2m deep. Access to the trench was not possible and all recording was undertaken from the surface.

The modern ground surface comprised of tarmac and an associated rubble formation layer which measured 0.2m deep. This overlay a 0.3m deep, mixed rubble deposit of made ground. The earliest deposit encountered within the trench was a thick dark grey silty layer which contained disarticulated human remains. No in-situ burials were recognised during the watching brief, although the nature of recording that was possible must be taken into consideration. This deposit continued below the base of the excavated trench.