

DESIGN AND ACCESS/HERITAGE IMPACT ASSESSMENT

Monks Walk Public House (formerly listed as George and Dragon Public House)

19 & 20 Highgate, Beverley

1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared on behalf of Monks Walk Inn Ltd in support of a listed building consent application for the removal of a plywood / softwood bar with fittings and the installation of a new free-standing bar at ground floor.

At the first floor, the installation of a timber frame partition covered in reclaimed floorboards to support an existing oak beam after the removal of a new masonry / rendered pillar, the removal of part of a modern timber framed wall and plaster board, making good to same and the installation of a small section of timber frame with plaster board to match to close an opening in the wall. Construction – installation of door and frame to form a cupboard.

Repairs to an existing wall where brickwork has been previously removed by inserting clay tiles with lime mortar to finish.

- 1.2 The property is a Grade II* listed (List Entry No. 1161054) and is situated within its own curtilage. The building is also located in Character Area 1 of the Beverley Conservation Area.
- 1.3 The information provided satisfies Paragraph 189 of the NPPF, which requires applicants to describe the significance of heritage assets with a view to understanding the impact of a proposed development on their significance.

2.0 Planning Policy Context

- 2.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 establishes that “in considering whether to grant permission which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 2.2 Section 72(1) of the same Act states “with respect to any buildings or other land within a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”
- 2.3 As previously noted, the Monks Walk Public House is a listed building which is located within the Beverley Conservation Area and in the setting of further listed buildings.

Relevant National Planning Policy and Guidance

- 2.4 The NPPF was revised in February 2019 and overwrites all previous national planning policy. It establishes that the purpose of the planning system is to contribute to the achievement of

sustainable development by pursuing three interdependent objectives, which are economic, social and environmental. It is considered that the historic environment provides implications for the achievement of sustainable development in relation to all three objectives.

- 2.5 Section 16 of the NPPF relates specifically to ‘conserving and enhancing the historic environment.’ Paragraph 184 establishes that heritage assets, such as Conservation Areas, are “an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”
- 2.6 NPPF Paragraph 189 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that 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.”
- 2.7 The NPPF Annex 2: Glossary defines ‘significance’ as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”
- 2.8 The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the Principles for Selection of Listed Buildings (DDCMS 2018) provides the following definitions in the context of selecting buildings for inclusion on the statutory list:

Architectural interest – “to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques... and significant plan forms. For more recent buildings in particular, the functioning of a building... will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.”

Historic interest – “to be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.”

- 2.9 Historic England’s Conservation Principles, Policies and Guidance (2008) also offers useful definitions which underpin a value-orientated approach to assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – the potential of a place to yield evidence about past human activity.

Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

- 2.10 Paragraph 192 of the NPPF states that “in determining applications, local planning authorities should take account of:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.”
- 2.11 NPPF Paragraph 193 relates to development proposals affecting designated heritage assets, such as listed buildings and conservation areas. It states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (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.”
- 2.12 NPPF Paragraph 196 states “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.”

Relevant Local Planning Policy

- 2.13 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 2.14 The development plan for the East Riding of Yorkshire consists of the Strategy Document (April 2016), the Allocations Document (July 2016) and the Bridlington Town Centre Area Action Plan (Jan 2013). The Strategy Document sets the overall strategic direction for the Local Plan, providing strategic policies to guide decisions on planning applications and is considered to be the most relevant to this particular application.
- 2.15 Objective 19 of the spatial strategy is to “recognise, protect and enhance the international, national and local importance of heritage assets, maximising their potential in contributing to the economic well-being of the area and to the quality of life of its communities.”
- 2.16 Policy S1 reinforces the presumption in favour of sustainable development which is at the core of the NPPF. It states “when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the East Riding of Yorkshire.”

- 2.17 Policy ENV1 relates to integrating high quality design. It requires all development proposals to “contribute to safeguarding and respecting the diverse character and appearance of the area through their design, layout, construction and use.” It also sets out requirements for accomplishing ‘high quality design’, with respect to context, land use, scale, density, massing, height, materials, amenity, layout, energy efficiency, landscaping, access and other design considerations. In particular, it identifies the need to “[pay] attention to the use of local materials, architectural styles and features that have a strong association with the area’s landscape, geology and built form, with particular attention to heritage assets”.
- 2.18 Policy ENV3 is concerned with ‘valuing our heritage’. It states that “where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area.” It also states that “the significance, views, character and appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to East Riding’s distinctive historic character including... those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal.”
- 2.19 Policy ENV3 also reinforces parts of the NPPF, stating “development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.”

3.0 Assessment of Significance

- 3.1 This section seeks to describe the significance of the Public House and its contribution to the Beverley Conservation Area.

Historical Context

- 3.2 The Minster is the most prominent structure in Beverley and Highgate runs from the north to the Minster and is Medieval in origin. Some of the town’s few surviving early buildings are within the streets running to the Minster which includes a re-sited medieval brick gateway (from the friary) on Eastgate and others. In a recent historical survey new information about Monks Walk (formerly the George & Dragon) in Highgate has been produced. It is situated in Highgate, Beverley’s historic cobbled street and is one of the towns most important vernacular buildings, with a significant timber framed medieval structure encased within 17th and 18th Century brick facades. There is a date stone in the passage of 1671. Its earliest part is the front range, immediately behind the mid-18th Century Highgate façade and appears to have been a shop or a pair of shops with storage above. The woodwork suggests an early/mid fourteenth century date.

Around 1500, north and south wings were added behind the front range. Flooring at first floor level was added around 1600 with the north wing being largely rebuilt in the late seventeenth century.

Highgate or Heygate as was first mentioned in 1417 focuses directly onto the Minster's north porch was also a home to the Cross Fair which was an attraction for Merchants from a wide area. The street was then referred to locally as 'Londoners 'Street', this being populated by many London Merchants and their associates. After the fair moved to Norwood in 1751 most of the properties were converted to residential. However, 19 Highgate which by that time had become the George & Dragon was re-fronted. The building has been a pub ever since and was renamed The Monks Walk in the late 1970's.

External Description of the Standing Building

3.3 The Public House was listed at Grade II* level on 1st March 1950. The list entry description reads:

Early C18 and earlier. Two storeys in red brick with pantile roof. Bold cyma recta eaves cornice in plaster, iron gutter. Sun Insurance Design. Five windows, gauged brick heads and painted stone cills to near flush frame sash windows, now without glazing bars. Centre opening to passage has segmental headed doorway with six panel door. Rendered plinth. Remains of half-timbered interior: one wall of central open passage, leading to back premises is of interest. Dated 1671. Whitewash brick wall divided into bays by Doric Pilasters enclosing blind and other openings, with moulded and dentil triangular, segmental and broken segmental pediments. An example of the Artisan Mannerist Style.

3.4 The building retains a proportion of original fabric in spite of the structural interventions and alterations made in the 20th Century.

Internal Description of the Standing Building

3.5 The division of the building at ground floor is still clear in the plan form, despite further subdivision following internal alterations in the 20th Century.

3.6 The first floor is sub divided into two rooms across the front of the building facing Highgate. It is believed that this sub-division is not original and that the timber framed wall was introduced circa early 1900's. Parts of the floor boarding are chipboard, introduced in the 1990's and parts are wooden floorboards from the 1800's.

3.7 The timber framed wall is covered with plaster board and skim and is fixed to the inside face of the external wall facing Highgate. The fixing of the stud wall to the floor or floor joists is uncertain and presumed to be nail or screw fixed. It abuts the underside of the remaining old ceiling beams. Within the wall on the opposite side of the room is a single panelled door within a soft wood frame. At the end of the stud wall running parallel with Highgate is an opening close to the chimney breast.

3.8 The internal walls on the opposite to Highgate are predominantly old original brickwork. However, there are areas that have been bricked up using LBC common brick and sand and cement mortar. There remains some apertures in the wall.

Remains of a flue would suggest that this room could have previously been used as habitable space, perhaps for a coachman.

Significance

- 3.9 In spite of a relatively high level of alteration over the years, the building is still recognisable as a Public House both internally and externally with the survival of characteristic architectural features as mentioned above. These aspects give the building inherent evidential, illustrative historical and architectural value.
- 3.10 This value has been diminished in part as a result of 20th Century alterations, most notably the removal of certain internal features, the use of new brickwork, sand and cement mortar and modern flooring materials such as chipboard.
- 3.11 With the exception of the internal alterations and use of modern materials the structural fabric of the building is mostly original. Internal features such as original oak and pine beams remain, original timber panelling albeit infested with woodworm is intact. Exposed timber framed walls with brick infill remain at the first floor and within the rooms to the front of the building facing Highgate. These elements are considered to give the building evidential and illustrative historical value.
- 3.12 The poor condition of certain parts of the timber framed / brick walls and lime plaster in combination with unsympathetic interventions, such as the use of LBC commons and sand and cement have diminished the aesthetic appearance of parts of the internal wall. Nevertheless, a good proportion of original fabric, fixtures and fittings still remain and contribute to the significance of the building.

Contribution to Setting within the street scene.

- 3.13 The Public House at 19 / 20 Highgate has significant group value within the street scene and other adjacent Listed Buildings.

Contribution to the Character and Appearance of the Conservation Area

- 3.14 The Monks Walk Public House (formerly George and Dragon) was built in its current location in the early 18th Century, at a time when Beverley was becoming established as a county town and social centre. The building contributes to our understanding of the history of the Town centre.
- 3.15 The materiality, scale and elevational design of the building is in keeping with that of Character Area 8 and reinforces a positive sense of place.

4.0 Proposed Development

Overview

- 4.1 It is proposed to remove the existing plywood / soft wood bar from the existing ground floor public house and replace with a free-standing bar which sub divides the front room from the room to the rear. At present, the bar is a single bar and runs from front to rear. It is seen that a bar that retains the integrity of a single room to the front of the building is more in keeping than that of a through bar which was introduced in the 1980's / 1990's.

- 4.2 The proposed use of the whole of the first floor will enhance the overall use of the first floor but retain the character of the useable space.

Alterations to existing fabric

Internal

- 4.3 Internally, some loss of unoriginal fabric is required in order to convert the space to the proposed use, but it has been approached with the guiding principle being minimal intervention.
- 4.4 A section of the newer timber framed wall between the main room (in use) and the smaller room (not in use) is proposed to be removed to facilitate the creation of a larger space for public use and enjoyment. An infill section in timber frame with plaster board / skim covering to create a useable room to be installed.
- A cupboard to be built with separate
- 4.5 The existing masonry wall in the first-floor room to be repaired utilising clay tile inserts rather than brickwork. Tiles to be bedded in lime mortar.
- 4.6 The existing chipboard floor to remain in the existing larger room and the existing floorboards to remain on the room to be used.
- 4.7 Wherever possible and if required, existing historic lime plaster will be repaired using a matching breathable lime plaster with an appropriate pozzolan and ratios.
- 4.8 An existing door and frame to the smaller room to be retained.
- 4.9 A proposed new cupboard with panelled door to be created to make private the open space behind the existing timber framed partition and the new timber support to the existing oak / pine beam.
- A timber support frame is proposed after a modern brick pillar, sand and cement rendered has been removed. Any fixings of the new stud frame are to be in the remaining unoriginal masonry pillar which is sand and cement rendered.
- 4.10 The existing flooring throughout the building will be retained. Any flooring to be made up to be reclaimed soft wood floorboards to match.

5.0 Impact Assessment

- 5.1 The removal of a sub-standard bar in the ground floor pub is seen not to have any impact, as no original features are affected. The proposed new free-standing bar will not be fixed to existing walls other than by an occasional bracket with screw fixing to mortar courses, some or most of which are sand and cement.

All electrical installations, both lighting and sockets are to remain the same or be extended through the new free-standing bar.

Drainage will remain as existing.

Bar pythons will continue to run from the existing ducts on site and can be extended below the plinth of the proposed new bar.

The proposed opening between the larger room (used) and the smaller unused room does not impact on any original features.

- 5.3 These alterations do not have the potential to cause harm to the significance of the building.
- 5.4 The removal of a section of the wall between the larger room and the unused will result in loss of some non-original internal wall fabric. This will cause some harm to the evidential value of the building, but the change is necessary to create a functional plan form and the level of loss of non-historic fabric is minimal in the context of the building as a whole.
- 5.5 Overall, the proposed development will cause minimal harm to the significance of the listed building with respect to the loss of evidential value. The level of harm is judged to be less than substantial in light of national planning policy. This less than substantial harm is considered to be justified in order to implement a sustainable, viable and unified use to the building.
- 5.6 The proposal would also result in the enhancement of the building's significance with respect to its aesthetic and illustrative historical value.
- 5.7 These positive elements of the scheme represent public benefits which far outweigh the identified harm to the significance of the heritage asset in accordance with NPPF Paragraph 196 and Policy ENV3 of the Strategy Document.
- 5.8 As such, it is respectfully requested that listed building consent is granted without delay in the interest of achieving sustainable development in line with Strategy Document Policy S1.

6.0 Conclusions

- 6.1 This Heritage Impact Assessment has been prepared on behalf of Monks Walk in support of a listed building consent application for the internal alterations and installation of a free-standing bar at 19 / 20 Highgate, Beverley.
- 6.2 The proposed development has little potential to cause some harm to the significance of the listed building as a result of the loss of non-historic fabric and evidential value. Such harm has been judged to be less than substantial. The level of harm has been mitigated through design and is considered to be the least possible in order to secure a viable use for the building.
- 6.3 The identified harm is considered to be outweighed by the public benefits of the scheme, which include the enhancement of the aesthetic and illustrative historical value of the building.
- 6.4 For these reasons, it is respectfully requested that full planning and listed building consent is granted for the proposed works.

7.0 Appendix



The above photograph shows the existing wall with apertures that are to be repaired with tile insert utilising lime mortar to bond the tiles together. See drawing 20/103/6



The above photograph shows the unoriginal timber framed and plaster board wall that an aperture is to be made in. See drawing no. 20/103/2