

No. 9 The Avenue, York, North Yorkshire

Heritage Impact Assessment



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EXECUTIVE SUMMARY

Solstice Heritage LLP was commissioned to provide an assessment of the potential heritage impact of a proposed development at No. 9 The Avenue, York, North Yorkshire. The building is listed at Grade II (NHLE 1256478). It is also situated within the Clifton Conservation Area.

The assessment finds that elements of the proposed scheme will result in minor negative impacts resulting from the loss or covering of some limited historic fabric, such as in the case of blocking the openings in the conservatory and inserting a glazed opening in the dining room. However, it is considered that these negative impacts, being themselves highly limited in scope, are more than balanced by the positive impacts and conservation gains of the proposed scheme, both in terms of the long-term use of the listed building and in the retention and repair of elements of the historic fabric which contribute meaningfully to its overall character. For example, the reinstatement of a historic opening and demolition of a modern extension, which presently detracts from the exterior appearance of the building, will not only result in the reinstatement of an element of the building's historic layout but also in a clear improvement to its external appearance along the north-west-facing façade.

The proposed development, in preserving views of the principal south-east-facing façade, is considered to result in an overall neutral impact to the setting and therefore, the significance of its surrounding heritage assets, most notably the Clifton Conservation Area. It is also considered to preserve the existing group value derived from its spatial and architectural relationship to the Grade II listed Nos. 1-8 The Avenue (NHLE 1256478).

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, contributes to one of the three objectives of 'sustainable development' defined in NPPF (MHCLG 2019, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation (MHCLG 2019, 54), thereby ensuring its continued contribution to quality of place.

It is also considered that the development is in line with local planning policy HE4 (City of York Council 2005) in that it will preserve the significance of the listed building, as well as maintaining the character and appearance of the conservation area.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at No. 9 The Avenue, York, North Yorkshire. The building is listed at Grade II (NHLE 1256478) and the listing description has been reproduced below:

YORK

SE5952NW THE AVENUE 1112-1/6/1065 (North West side) Nos.1-9 (Consecutive)

II

Terrace of 9 houses, one now guest house, some flats. 1880-90; later alterations. By WG and A Penty. MATERIALS: ground floor at front is of red brick in English garden-wall bond, first floor tile hung, with canted bays white-washed and rough cast; rear of buff brick in English garden-wall bond. Front roof of tile, rear of slate, with flat dormers and brick stacks with deep stepped cornices. Eaves at front are sprocketed and overhang on shaped timber brackets; gables have fish-scale tiles in the apex and narrow plain bargeboards. Original cast-iron guttering carried on cast-iron brackets. STYLE: Domestic Revival. EXTERIOR: 2 storeys and attics; 19 bays. Each house has 2-bay front, one bay of each is treated as a 2-storey canted bay, all except in Nos 4, 5 and 6 gabled with the adjacent bay and breaking slightly forward: No.5 is double fronted, triple gabled and projects to form centrepiece. Original front doors are glazed in small panes and panelled, and set beneath small-pane overlights in part glazed screens. Porches are either segmental hoods on carved brackets or pent and cantilevered on shaped braces. Doors to Nos 1 and 9 are in right and left returns respectively and have flat canopy porches on shaped braces. Ground and first floor windows in canted bays are of 5 lights with additional half lights at each end, beneath moulded cornices. Nos 1 and 9 have additional 4-light ground floor windows beneath segmental arches: first floor windows over these are of 4 lights, over doors of 2 lights. Original ground floor windows are plain casements with 4-pane top-hung lights above a transom: first floor windows are of 2 tiers of small 4-pane casements. Gabled attics have 3-light 8-pane casement windows; flat dormers 6-pane casement windows of 2 or 3 lights. Nos 6 and 7 only have some replacement windows. INTERIORS: not inspected. An extremely well preserved and early example of the Domestic Revival style, applied to a late Victorian terrace by an important local firm of architects.

Listing NGR: SE5942252796

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the proposed development site and surrounding area, and to assess any potential effects of the proposed development on that resource.

1.2 SITE LOCATION AND DESCRIPTION

The proposed development is situated in Clifton to the immediate north-west York city centre. It is centred at NGR SE 59405 52779 and comprises a late 19th century house with early 20th-century alterations constructed in red brick in English garden-wall bond.

1.3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development seeks to make several internal and external alterations to the building including:

- Move door on south-west elevation
- Creation of covered timber porch structure
- Demolition of existing single-storey lean-to extension
- Creation of new window opening on north-west elevation
- Blocking of existing door and window openings on south-west wall of conservatory
- Reinstatement of opening between kitchen and entrance hall
- Widening of doorway between kitchen and dining room
- Insertion of glazed panel on south-western wall of dining room



- Creation of in-built cupboard in entrance hall
- Move wall within entrance hall
- Creation of internal partitioning within utility room

Plans and elevations can be found in Appendix 2.

1.4 AIMS OF THE STUDY

The focus of this document relates principally to the fabric and setting of the Grade II listed No. 9 The Avenue (NHLE 1256478) and the potential impact of the proposed development on this fabric and setting.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for evaluation and/or mitigation and off-setting which may be required.

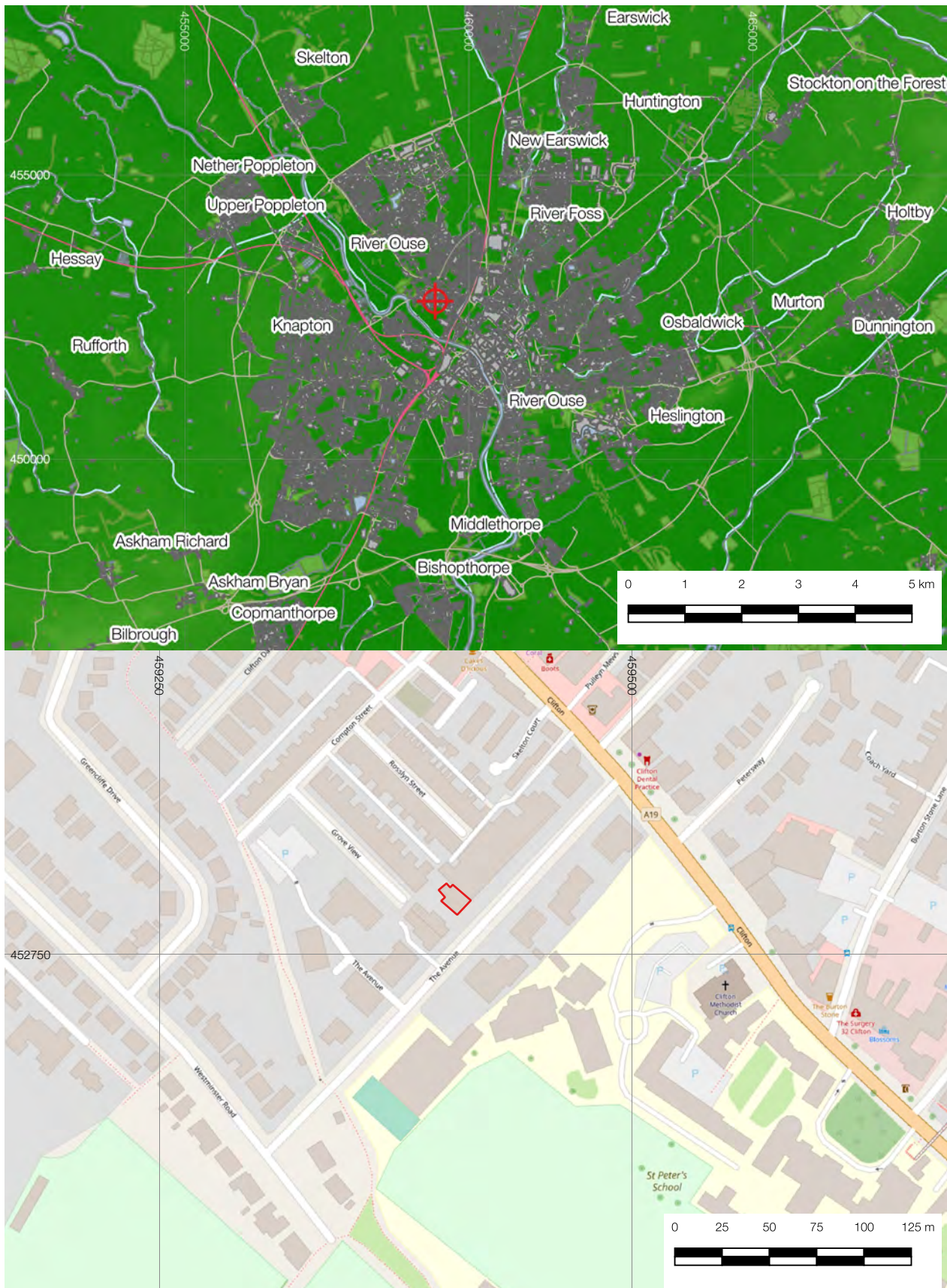


Figure 1 Site location

2. BASELINE

2.1 SITE DESCRIPTION

A site visit was undertaken in clear and bright conditions on 22nd April 2021. A description of the building and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1.1 NO. 9 THE AVENUE

The proposed development comprises a late 19th-century three-storey building constructed in the Domestic Revival style in red brick laid in English garden-wall bond with a pantile roof. The building is set back from the main road with behind a tall hedge with an intervening area of lawned garden. It features a principal south-east-facing façade containing two bays, one of which is a two-storey white-washed and rough cast canted bay window beneath a projecting gabled pitch with the adjacent bay featuring one window at ground-floor level and another at first-floor level. This elevation also features tile-hung cladding at first and second floor levels. The rear north-west-facing elevation is constructed in buff brick with a slate roof featuring a modern single-storey brick lean-to extension with a doorway entrance as well as a conservatory extension at ground-floor level. There are three casement windows at first-floor level, including one on the gable elevation of the northern projecting wing of the house. A dormer window as well as two further windows along the gable are also visible on this façade.

Finally, the south-west-facing elevation is a subservient side elevation which features brick construction at ground-floor level and tile-hung cladding along the upper storeys, apart from on the projecting rear extension which is entirely constructed in brick. The ground-floor level features two doorways, one of which is beneath a flat canopy porch on shaped braced with a sash window to the left. There are a further four windows at ground-floor level, including a central three-light transom window with four-pane hung lights above. There are a further four windows at first-floor level including a mix of four-pane casement windows and a two-light transom window with four-pane lights above. Finally, the gabled attic features a three-light eight-pane casement window as well as an adjacent dormer window along this same elevation.



Figure 2 View of No. 9 The Avenue, facing north-west



Figure 3 View of principal south-east-facing elevation, note two-storey canted bay windows



Figure 4 View of rear north-west-facing elevation



Figure 5 View of modern single-storey lean-to extension



Figure 6 View of south-west-facing elevation

Internally, the ground floor is accessed via the doorway on the south-west elevation, which allows access into the entrance hall. Within the entrance hall along the south-eastern wall, there is a projecting area of stud walling which was inserted to create a cupboard in the adjacent family room. A staircase along the south-eastern wall allows access to the first floor and a further two doorway openings allow access to a utility room and to the modern conservatory to the north-east. Finally, adjacent to the doorway into the conservatory, is an area of inserted walling where there was previously a doorway opening, the line of which is visible through the paintwork.

The adjacent conservatory is a modern insertion featuring exposed brick walling with a doorway opening and window on its south-western wall as well as a large opening along the south-eastern wall which leads into the kitchen. There are two doorways, one on the south-eastern wall leading into the dining room and one on the south-western wall leading into the hallway. The dining room features a large window on its south-eastern wall, as well as a large central fireplace on its north-eastern wall. A support beam along the north-western wall of the dining room suggests that there was previously a wall forming a smaller, linear room – most likely a butler's pantry – which has since been removed. A doorway along the south-western wall of the dining room allows access into the hallway, which features an original timber staircase as well as original tiling. Several rooms are accessible from this central hall including the drawing room and the family room, the latter of which features a doorway which has been converted into in-built cupboard along its north-western wall.

It is worth noting that internal period features survive throughout the ground floor of the property including original and historic cornicing, joinery, carpentry, flooring, and fireplaces. As the proposed works are limited to the ground floor, inspection of the property was focused on the ground-floor level.

2.1.2 VIEWS

As noted above, No. 9 The Avenue features a principal south-east-facing façade which is best viewed from within the gardens or The Avenue facing north-west, although intervening planting blocks views of the ground floor level from the main road. Views looking north-east and south-west along The Avenue which encompass the listed terrace as a whole are also considered significant as they allow the spatial and architectural relationship between No. 9 and Nos. 1-8 to be appreciated. No other meaningful views are considered possible to and from the proposed development at No. 9 The Avenue.

2.1.3 CLIFTON CONSERVATION AREA

The proposed development site is situated within the Clifton Conservation Area. Predominantly a residential area and despite its close proximity to York, Clifton still manages to retain some of its historic rural character, with areas of open space and a central village green. The character of the conservation area is primarily derived from its large Georgian, Victorian, and Edwardian properties, particularly the larger villa style dwellings which feature large private gardens and generous spaces between each building. No. 9 The Avenue differs from this typical property style in that it is a terraced property; however, it is situated adjacent to several larger villa style properties and retains the same large, Victorian proportions of its contemporaries. As such, it is considered to make a positive contribution to the character and appearance of the Clifton Conservation Area, particularly when viewed in conjunction with the rest of the terrace looking along The Avenue.



Figure 7 View of entrance hall, note projecting stud wall insertion



Figure 8 Doorways to utility room and conservatory



Figure 9 Utility room



Figure 10 Dividing wall between entrance hall and kitchen, note cracks



Figure 11 View of conservatory



Figure 12 Doorway and window opening along south-western wall of conservatory



Figure 13 View of dining room



Figure 14 North-western wall of dining room



Figure 15 Hallway



Figure 16 View of hallway, note original carpentry



Figure 17 View of drawing room



Figure 18 View of family room, note in-built cupboard door

2.2 SURROUNDING HERITAGE ASSETS IN THE STUDY AREA

2.2.1 DESIGNATED HERITAGE ASSETS

Within the 250 m study area, the HER records the following designated heritage assets:

- One conservation area (discussed in Section 2.1 above)
- 18 listed buildings
 - » One Grade II* listed building
 - » 17 Grade II listed buildings

Aside from Nos. 1-8 The Avenue, which are also listed at Grade II, no other listed buildings are considered pertinent to the proposed development neither in terms of close proximity nor relevance.

A full gazetteer of listed buildings is included in the Appendices.

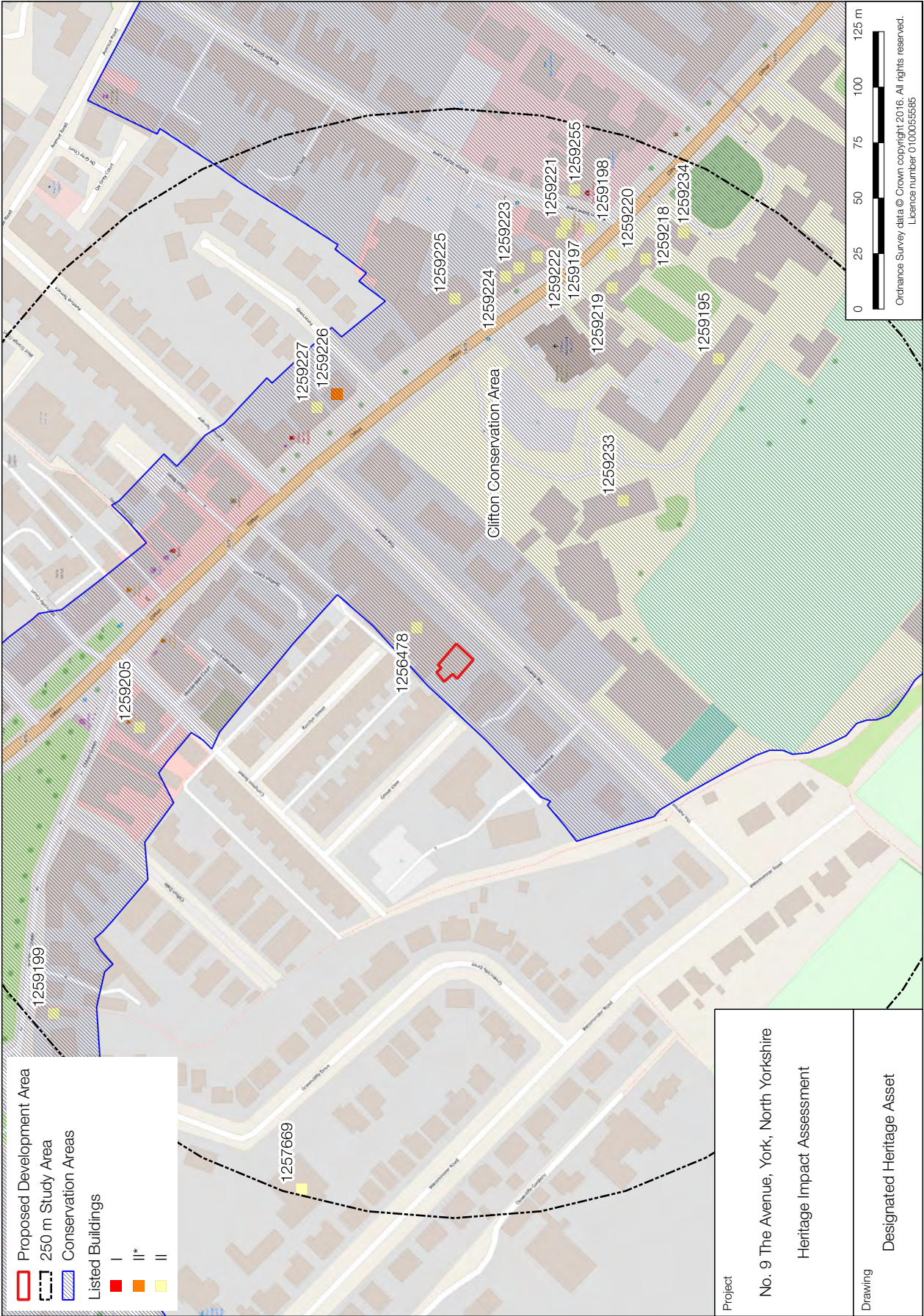
2.2.2 NON-DESIGNATED HERITAGE ASSETS

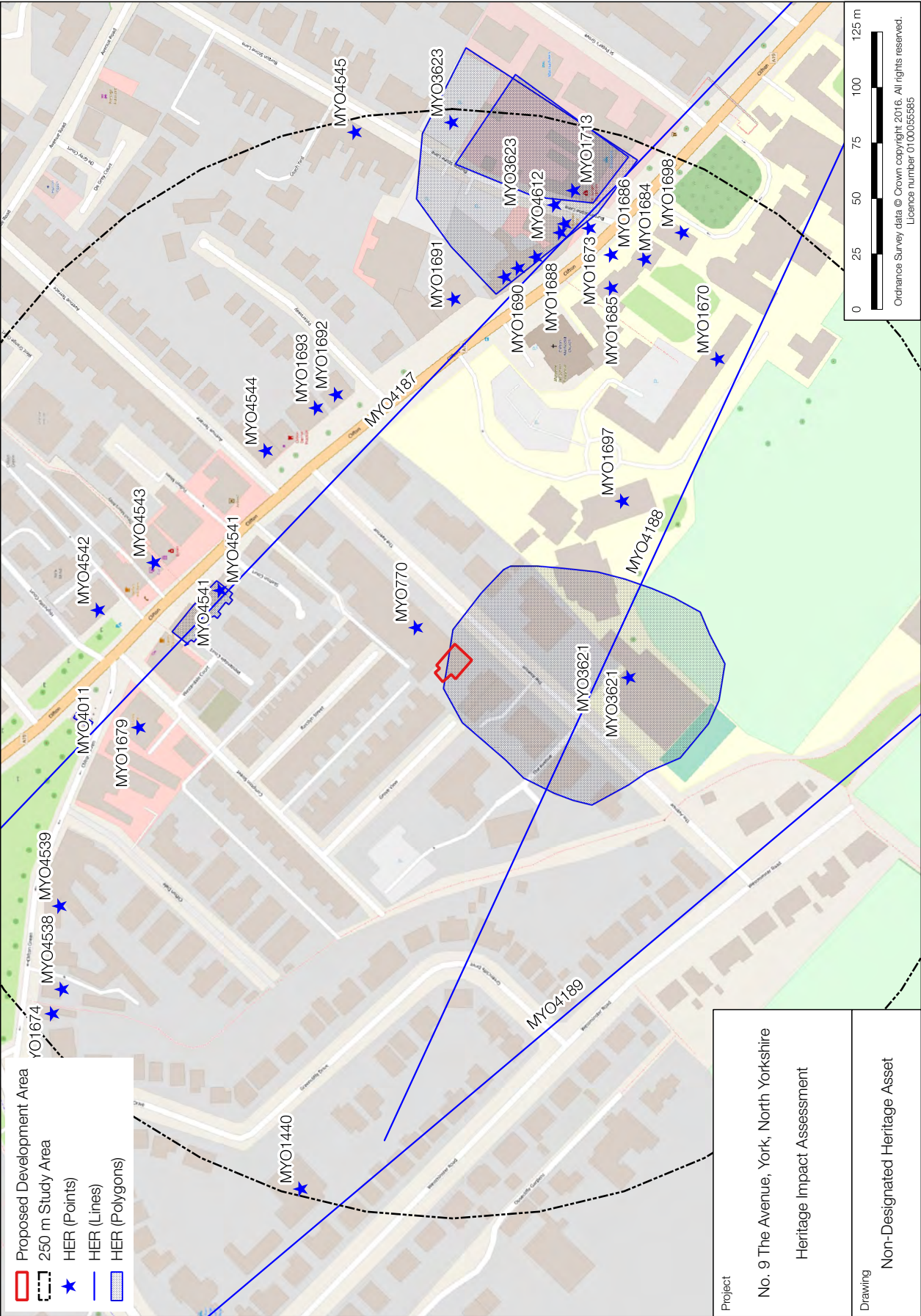
There is a total of 36 records within the HER for the 250 m study area relating to historical/ archaeological sites or findspots, many of which are duplicates of the designated assets discussed above. The most pertinent of these in terms of close proximity to the proposed development include:

- Site of Roman cemetery, The Avenue, Clifton (MYO3621)
- Site of Roman Road, RCHME Road 6 (MYO4188)

No other assets recorded within the HER are considered relevant to the proposed development site.

A full gazetteer of HER sites is included in the Appendices.





2.3 OTHER SOURCES

2.3.1 CARTOGRAPHIC SOURCES

Consultation of the historical mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping does not show the site in any great detail until the first edition Ordnance Survey map, at which time the site is occupied by an agricultural field. The subsequent 1891 Ordnance Survey map shows that some development has taken place, as well as the construction of the main road, then labelled as Grove Park Avenue, although the proposed development has still not been erected at this time.

However, by the time of the 1909 Ordnance Survey map, the entire terrace of 1-9 The Avenue is clearly visible, having been constructed in the mid 1890s (Pevsner 2002, 202). No further changes are noted in later mapping and comparison with modern mapping shows that this remains the case until the present day apart from the construction of the single-storey rear brick extension sometime after 1992 and construction of the modern rear conservatory extension in 2016 (York Archaeological Trust 2016).

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1852	Ordnance Survey	
1891	Ordnance Survey	
1909	Ordnance Survey	
1931	Ordnance Survey	
1937	Ordnance Survey	
1958	Ordnance Survey	
1961	Ordnance Survey	
1972	Ordnance Survey	
1976	Ordnance Survey	
1985	Ordnance Survey	
1992	Ordnance Survey	

Table 1 Historic mapping consulted

2.4 PREVIOUS WORK

There is a total of 55 previous archaeological events or interventions recorded within the 250 m study area, one of which is situated within the proposed development site. A watching brief was undertaken at No. 9 The Avenue in 2016 (EYO6899) by York Archaeological Trust to monitor groundworks during the construction of a single-storey rear conservatory extension (York Archaeological Trust 2016). Aside from modern services and CBM finds dating to the 19th century, no archaeological deposits or features were uncovered (*ibid.*) There is not considered to be any other work that has taken place locally which bears relevance to the proposed scheme recorded within the HER.



Figure 21 1852 Ordnance Survey map

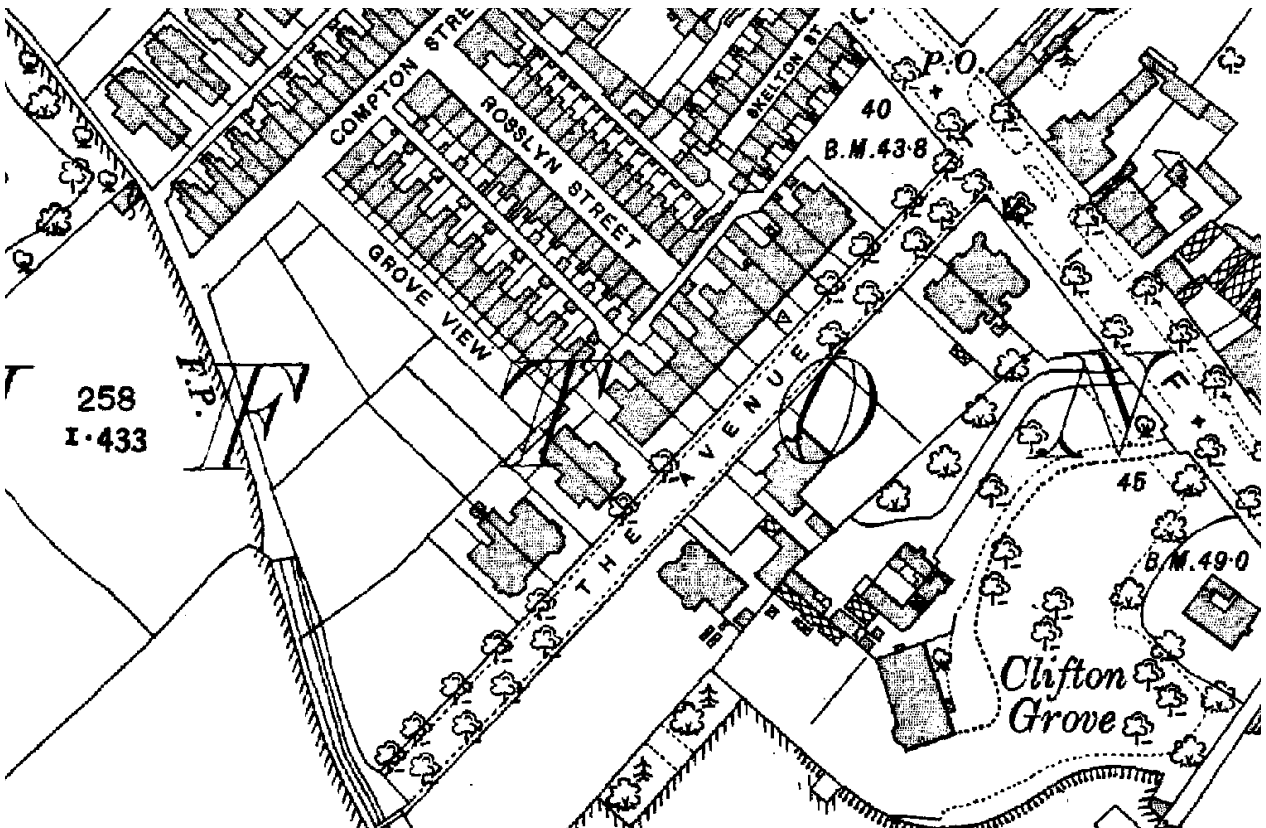


Figure 22 1909 Ordnance Survey map



3. STATEMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four 'interests' identified within *NPPF* (MHCLG 2019). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 NO. 9 THE AVENUE

3.1.1 ARCHAEOLOGICAL INTEREST

No. 9 The Avenue is considered to a limited amount of contribution to its significance from its archaeological interest in terms of the physical fabric of the building, having been primarily constructed as a single-phase building with limited later alterations.

3.1.2 HISTORIC INTEREST

No. 9 The Avenue, given its age, is considered to hold inherent historic interest as a contributor to its significance. This is primarily contained within the historical illustrative interest derived from the surviving historic layout as expressed internally, which is considered to make a strong positive contribution to its overall significance.

3.1.3 ARCHITECTURAL AND ARTISTIC INTEREST

The building's architectural interest, as an exemplar of the vernacular architecture of the late Victorian period, is considered to make a moderate contribution to its overall significance. This is primarily derived from its attractive exterior, particularly as expressed on the principal south-east-facing façade. Here, its spatial and architectural relationship to the rest of the listed terrace can best be appreciated.

It is also considered that No. 9 The Avenue holds considerable artistic interest as expressed both internally and externally as a contributor to its significance. Examples include the attractive two-storey canted bay windows on the principal south-east-facing elevation as well as interior detailing, including cornicing, carpentry, picture rails, and fireplaces throughout. These features are considered to make a positive contribution to its overall significance.

3.1.4 CONTRIBUTION OF SETTING

The building's architectural interest, as an exemplar of the vernacular architecture of the late Victorian period, is considered to make a moderate contribution to its overall significance. This is primarily derived from its attractive exterior, particularly as expressed on the principal south-east-facing façade. Here, its spatial and architectural relationship to the rest of the listed terrace can best be appreciated.

It is also considered that No. 9 The Avenue holds considerable artistic interest as expressed both internally and externally as a contributor to its significance. Examples include the attractive two-storey canted bay windows on the principal south-east-facing elevation as well as interior detailing, including cornicing, carpentry, picture rails, and fireplaces throughout. These features are considered to make a positive contribution to its overall significance.

4. ASSESSMENT

4.1 PHYSICAL IMPACTS

The proposed development seeks to make a number of physical alterations to the building, which are explored in more detail below.

4.1.1 MOVE DOOR ON SOUTH-WEST ELEVATION

The proposed development seeks to move the existing door on the south-western elevation slightly to the north-west, centralising it with the window opening at first-floor level. The proposed new doorway will be partly glazed featuring four lights flanked by inserted glazing to either side. This element of the proposed development will result in the loss of some minor historic fabric; however, this loss is highly limited in scale and is therefore considered to result in an overall negligible to neutral impact to significance.

4.1.2 CREATION OF COVERED TIMBER PORCH STRUCTURE

The proposed development seeks to erect a covered timber-framed porch structure along the south-western elevation of the building. This element of the proposed development, as an exterior addition with no invasive works required, is considered to result in a neutral impact to the physical fabric of the listed building.

4.1.3 DEMOLITION OF EXISTING SINGLE-STOREY LEAN-TO EXTENSION

The proposed development seeks to demolish the existing single-storey lean-to extension on the north-west elevation of the building. As noted during the site walkover and consultation of historical mapping, the extension itself dates to the late 20th/early 21st century. Being entirely modern in construction, it is therefore not considered to hold any heritage value and in fact, detracts from the existing views of the rear elevation of the building. As such, its demolition is considered to result in an overall neutral impact to the significance of the listed building.

4.1.4 CREATION OF NEW WINDOW OPENING ON NORTH-WEST ELEVATION

The proposed development seeks to create a new window opening at ground-floor level on the north-west gable elevation of the building. The proposed window will match the existing window at first-floor level comprising a timber four-light window beneath a segmented arch. Although the insertion of a new window opening will inevitably result in the loss of some historic fabric, in particular historic brickwork, it is considered that this loss is limited in scope. As such, this element of the proposed development is considered to result in an overall minor negative to negligible impact to significance.

4.1.5 BLOCKING OF EXISTING DOOR AND WINDOW OPENINGS ON SOUTH-WEST WALL OF CONSERVATORY

The proposed development seeks to block the existing doorway and window opening on the south-western wall of the existing conservatory. Although the blocking of these historic openings would result in a negative impact, the proposed development will retain a recessed area in the shape of both openings, thereby retaining their legibility. On balance, this element of the proposed development is therefore considered to result in a minor negative impact to significance.

4.1.6 REINSTATEMENT OF OPENING BETWEEN KITCHEN AND ENTRANCE HALL

The proposed development seeks to reinstate a historic doorway opening along the north-western wall between the kitchen and entrance hall. As noted during the site walkover, this was previously an opening which has since been blocked. As such, its reinstatement is considered to result in a minor to moderate positive impact to significance.

4.1.7 WIDENING OF DOORWAY BETWEEN KITCHEN AND DINING ROOM

The proposed development seeks to widen the doorway opening between the kitchen and dining room and insert bi-folding doors. The proposed opening itself will remain at the same height as the existing doorway and will retain nibs and support beams at either end in order to denote the line of the original partition, which will remain legible. In terms of physical impacts, the opening up of the wall will inevitably result in the loss of some late 19th-century fabric. This element of the proposed development is therefore considered to result in a minor negative impact to the significance of No. 9 The Avenue.



4.1.8 INSERTION OF GLAZED OPENING ON SOUTH-WESTERN WALL OF DINING ROOM

The proposed development seeks to insert a glazed opening on the south-western wall of the dining room in order to borrow light from the dining room into the hallway. This new opening will inevitably result in the loss of some historic fabric, specifically brick walling, therefore resulting in an overall minor negative impact to the physical fabric and therefore, the significance of the listed building.

4.1.9 CREATION OF IN-BUILT CUPBOARD IN ENTRANCE HALL

The proposed development seeks to create an in-built cupboard along the south-eastern wall of the entrance hall. This will involve the opening up of the wall and using the existing space on the other side, which is presently a cupboard accessed via the adjacent family room. The opening to the cupboard from the family room will, in turn, be blocked although the original door will be retained as existing. As the area of walling to be opened comprises stud walling, this element of the proposed development is considered to result in a neutral impact to significance.

4.1.10 MOVE WALL WITHIN ENTRANCE HALL

The proposed development seeks to reposition the existing south-eastern wall of the utility room to the north-west in order to make the entrance hall wider. The existing wall itself is a modern inserted stud wall and is not considered to hold any heritage value. As such, its removal and repositioning to the north-west is considered to result in a neutral impact to the significance of the physical fabric of the listed building.

4.1.11 CREATION OF INTERNAL PARTITIONING WITHIN UTILITY ROOM

The proposed development seeks to subdivide the space within the existing utility room which will involve the insertion of stud partition walling. This will not result in any harm to the physical fabric of the listed building and is therefore considered to result in a neutral impact to significance.

4.2 SETTING IMPACTS

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.2.1 SETTING IMPACTS TO CLIFTON CONSERVATION AREA

As noted above, the proposed development is considered to make a strong positive contribution to the character and significance of the Clifton Conservation Area. Given that the proposed development is primarily internal in nature with any external expression limited to the rear subservient elevations, views of the principal south-east-facing elevation will be retained as existing. As such, the proposed development is considered to result in an overall neutral impact to the setting and therefore, the significance of the Clifton Conservation Area.

4.2.2 VIEWS

As noted above, No. 9 The Avenue features a principal south-east-facing façade, which is best viewed from within the gardens and main road facing north-west. As any external alterations are limited to the subservient side and rear elevations, there will be no impact upon this key view of the listed building. The proposed external alterations are limited to the subservient south-west and north-west elevations which do not form part of meaningful views and are only possible from within the grounds of the property. As such, the proposed development is considered to result in an overall neutral impact to views to and from No. 9 The Avenue.



Figure 24 Area of kitchen where reinstatement of opening is proposed



Figure 25 Area of proposed walling to be moved

5. CONCLUSIONS

The assessment finds that elements of the proposed scheme will result in minor negative impacts resulting from the loss or covering of some limited historic fabric, such as in the case of blocking the openings in the conservatory and inserting a glazed opening in the dining room. However, it is considered that these negative impacts, being themselves highly limited in scope, are more than balanced by the positive impacts and conservation gains of the proposed scheme, both in terms of the long-term use of the listed building and in the retention and repair of elements of the historic fabric which contribute meaningfully to its overall character. For example, the reinstatement of a historic opening and demolition of a modern extension, which presently detracts from the exterior appearance of the building, will not only result in the reinstatement of an element of the building's historic layout but also in a clear improvement to its external appearance along the north-west-facing façade.

The proposed development, in preserving views of the principal south-east-facing façade, is considered to result in an overall neutral impact to the setting and therefore, the significance of its surrounding heritage assets, most notably the Clifton Conservation Area. It is also considered to preserve the existing group value derived from its spatial and architectural relationship to the Grade II listed Nos. 1-8 The Avenue (NHLE 1256478).

Representing a balanced judgement, the proposed development is considered to have an overall neutral effect on the significance of the listed building and, as such, contributes to one of the three objectives of 'sustainable development' defined in *NPPF* (MHCLG 2019, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation (MHCLG 2019, 54), thereby ensuring its continued contribution to quality of place.

It is also considered that the development is in line with local planning policy HE4 (City of York Council 2005) in that it will preserve the significance of the listed building, as well as maintaining the character and appearance of the conservation area.

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APPENDIX 1 – GAZETTEER

Name
Clifton Conservation Area

Table 2 Conservation Areas in the 250 m study area

List Entry	Name	Grade
1259226	64 AND 66, CLIFTON	II*
1256478	1-9, THE AVENUE	II
1257669	CLIFTON CROFT	II
1259195	RANGE APPROXIMATELY 10 METRES NORTH WEST OF THE CHAPEL AT ST PETERS SCHOOL	II
1259197	THE BURTON STONE INN AND ATTACHED FRONT WALL	II
1259198	THE BURTON STONE ADJACENT TO THE BURTON STONE INN	II
1259199	16, CLIFTON GREEN	II
1259205	THE OLD GREY MARE PUBLIC HOUSE	II
1259218	NUMBER 27 AND ATTACHED WALLS AND RAILINGS	II
1259219	SONG SCHOOL OF ST OLAVES SCHOOL	II
1259220	GARDEN RAILINGS FRONTING ROAD AT NUMBER 29 (SONG SCHOOL OF ST OLAVES SCHOOL)	II
1259221	34, CLIFTON	II
1259222	36, CLIFTON	II
1259223	40, CLIFTON	II
1259224	42 AND 44, CLIFTON	II
1259225	BARCLAYS BANK AND ATTACHED RAILINGS	II
1259227	68 AND 70, CLIFTON	II
1259233	ST OLAVES HOUSE (ST OLAVES SCHOOL)	II
1259234	FORMER MEMORIAL GYMNASIUM AT ST PETERS SCHOOL	II
1259255	26-32, CLIFTON	II

Table 3 Listed Buildings in the 250 m study area

MonUID	Site Name	Site Type
MYO1440	CLIFTON CROFT	HOUSE; FLATS
MYO1670	RANGE APPROXIMATELY 10 METRES NORTH WEST OF THE CHAPEL AT ST PETERS SCHOOL	CLASSROOM
MYO1672	THE BURTON STONE INN AND ATTACHED FRONT WALL	INN; PUBLIC HOUSE; WALL; RAILINGS; GATE
MYO1673	THE BURTON STONE ADJACENT TO THE BURTON STONE INN	CROSS; PLAGUE STONE
MYO1674	House on Greencliffe Drive	HOUSE; ESTATE COTTAGE
MYO1679	The Old Grey Mare Public House, Clifton	PUBLIC HOUSE; PUBLIC HOUSE

MonUID	Site Name	Site Type
MYO1684	Burton Cottage (NUMBER 27 AND ATTACHED WALLS AND RAILINGS)	HOUSE; GARDEN WALL; RAILINGS; GATE; GATE PIER
MYO1685	SONG SCHOOL OF ST OLAVES SCHOOL	HOUSE; HOUSE; SCHOOL
MYO1686	GARDEN RAILINGS FRONTING ROAD AT NUMBER 29 (SONG SCHOOL OF ST OLAVES SCHOOL)	RAILINGS; GATE; GATE PIER
MYO1687	34 Clifton	HOUSE
MYO1688	36 Clifton	HOUSE; HOUSE; APARTMENT
MYO1689	40 Clifton	HOUSE
MYO1690	42 and 44 Clifton	HOUSE; HOUSE; HOUSE
MYO1691	BARCLAYS BANK AND ATTACHED RAILINGS	HOUSE; RAILINGS; BANK (FINANCIAL)
MYO1692	64 and 66 Clifton	TIMBER FRAMED HOUSE; HOUSE; HOUSE
MYO1693	68 and 70 Clifton	HOUSE; HOUSE; HOUSE
MYO1697	ST OLAVES HOUSE (ST OLAVES SCHOOL)	HOUSE; SCHOOL
MYO1698	FORMER MEMORIAL GYMNASIUM AT ST PETERS SCHOOL	SECONDARY SCHOOL; DATE STONE; LIBRARY
MYO1713	26-32 Clifton	TERRACE; TERRACED HOUSE; APARTMENT; GUEST HOUSE
MYO3621	Roman Cemetery- The Avenue, Clifton	MIXED CEMETERY; INHUMATION CEMETERY; CREMATION CEMETERY
MYO3623	Roman cremation cemetery	CREMATION CEMETERY
MYO770	1-9 The Avenue	TERRACE; TERRACED HOUSE; TERRACED HOUSE; GUEST HOUSE; APARTMENT
MYO4538	14-15 Clifton Green	HOUSE; STABLE; HOUSE
MYO4539	9-11 Clifton Green	TERRACE
MYO4541	51-57 Clifton	HOUSE
MYO4542	BARKERS TERRACE	TERRACE
MYO4543	88 Clifton	TIMBER FRAMED HOUSE; FARMHOUSE; SHOP
MYO4544	Pair of houses	HOUSE; SHOP
MYO4545	two storey small houses	TERRACE
MYO4612	Hogback Stone	HOGBACK STONE; CEMETERY
MYO4011	Electrobus Station Clifton	TRAM TRANSFORMER STATION; PUBLIC CONVENIENCE; SHOP
MYO3624	Clifton Fields Roman cremation and inhumation cemetery	CREMATION CEMETERY; INHUMATION CEMETERY; MIXED CEMETERY
MYO4613	Hospital of St Mary the Virgin	CHANTRY CHAPEL; HOSPITAL; HOSPITAL
MYO4187	Roman Road RCHME Road 7	ROAD
MYO4188	Roman Road RCHME Road 6	ROAD

MonUID	Site Name	Site Type
MYO4189	Roman Road RCHME 5	ROAD

Table 4 HER sites in the 250 m study area

EventD	Type	Name	Date
EYO5508	WATCHING BRIEF	Utility Trench Burton Stone Lane	2013
EYO6507	BUILDING RECORD- ING	Buildings to the rear of 32 Clifton BR	2018
EYO3456	DEPOSIT MODEL	ST PETERS SCHOOL CLIFTON	
EYO6902	WATCHING BRIEF	Clifton Methodist Church	1987
EYO4486	WATCHING BRIEF	St Peters School Clifton	2010
EYO6670	WATCHING BRIEF	PETERSWAY, CLIFTON	2009
EYO237	EVALUATION	Clifton Garage	May - 2003
EYO6662	WATCHING BRIEF	12-13 THE AVENUE, CLIFTON	2004
EYO6900	WATCHING BRIEF	LAND AT 10A ROSSLYN STREET	2016
EYO7034	WATCHING BRIEF	CLIFTON	1976
EYO7033	WATCHING BRIEF	BURTON STONE LANE	1964
EYO1212	AERIAL PHOTOG- RAPHY	CLIFTON. GENERAL VIEW	
EYO203	EXCAVATION	Wentworth House The Avenue Clifton	October - 1999
EYO4774	AERIAL PHOTOG- RAPHY	1936 aerial photo	
EYO6910	WATCHING BRIEF	3-5 Clifton Green	2019
EYO6665	EXCAVATION	ST PETERS SCHOOL, AVENUE TERRACE	1973
EYO2896	DEPOSIT MODEL		
EYO2597	DEPOSIT MODEL		
EYO1981	WATCHING BRIEF	St Peter's School	1973
EYO7828	WATCHING BRIEF	ST PETERS SCHOOL CLIFTON	1982-83
EYO2590	DEPOSIT MODEL	NE OF ST PETER'S SCHOOL BATHS	1954
EYO474	WATCHING BRIEF	122 Clifton, York	Dec - 2000
EYO2789	DEPOSIT MODEL		
EYO6664	WATCHING BRIEF	WENTWORTH HOUSE	1998
EYO2790	DEPOSIT MODEL		
EYO6668	WATCHING BRIEF	SKELTON STREET, CLIFTON	1978
EYO6666	WATCHING BRIEF	3 AVENUE TERRACE, CLIFTON	1999
EYO6663	WATCHING BRIEF	8 THE AVENUE, CLIFTON	1990
EYO6659	EXCAVATION	5 CLIFTON	1931
EYO4072	AERIAL PHOTOG- RAPHY	North Riding aerial survey 1972	1972
EYO451	WATCHING BRIEF	Land to rear of 90 Clifton, York	1999
EYO3457	WATCHING BRIEF	ST PETERS SCHOOL CLIFTON	1989
EYO485	EVALUATION	12-13 The Avenue, Clifton, York	2001

EventD	Type	Name	Date
EYO2785	DEPOSIT MODEL		
EYO6822	WATCHING BRIEF	St Peter's School	2019
EYO6661	WATCHING BRIEF	51-59 CLIFTON	1981-1983
EYO1213	AERIAL PHOTOGRAPHY	YORK MINSTER AND WALLS	
EYO2764	DEPOSIT MODEL		
EYO652	OTHER	66 Clifton (The Old Manor House)	June - 2004
EYO6899	WATCHING BRIEF	9 The Avenue	2016
EYO6941	WATCHING BRIEF	32 Clifton	2019
EYO4490	WATCHING BRIEF	Highcliffe Court Clifton Utility Trench	2011
EYO476	DBA	12-13 The Avenue, Clifton, York	Dec - 2000
EYO204	WATCHING BRIEF	St Peters School	October - 1999
EYO2763	DEPOSIT MODEL		
EYO7799	WATCHING BRIEF	Avenue Terrace	2020
EYO467	WATCHING BRIEF	Transco gas main, Avenue Terrace, York	Aug - 2000
EYO2783	DEPOSIT MODEL		
EYO6660	WATCHING BRIEF	BELL CABLEMEDIA TRENCHES, CLIFTON AND BOOTHAM, YORK	1996
EYO1982	DEPOSIT MODEL	St Peter's School	
EYO6669	WATCHING BRIEF	SAINT PETERS SCHOOL, THE RISE	1947
EYO2596	DEPOSIT MODEL		
EYO4876	WATCHING BRIEF	St Peter's School	1973
EYO4976	OTHER		1954
EYO6249	DBA	St Peters Boat House	

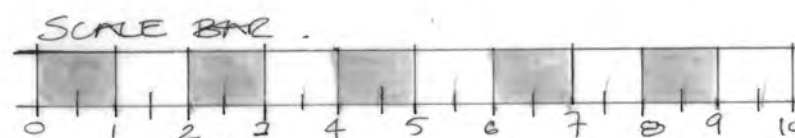
Table 5 Previous archaeological events in the 250 m study area

APPENDIX 2 – PLANS AND ELEVATIONS

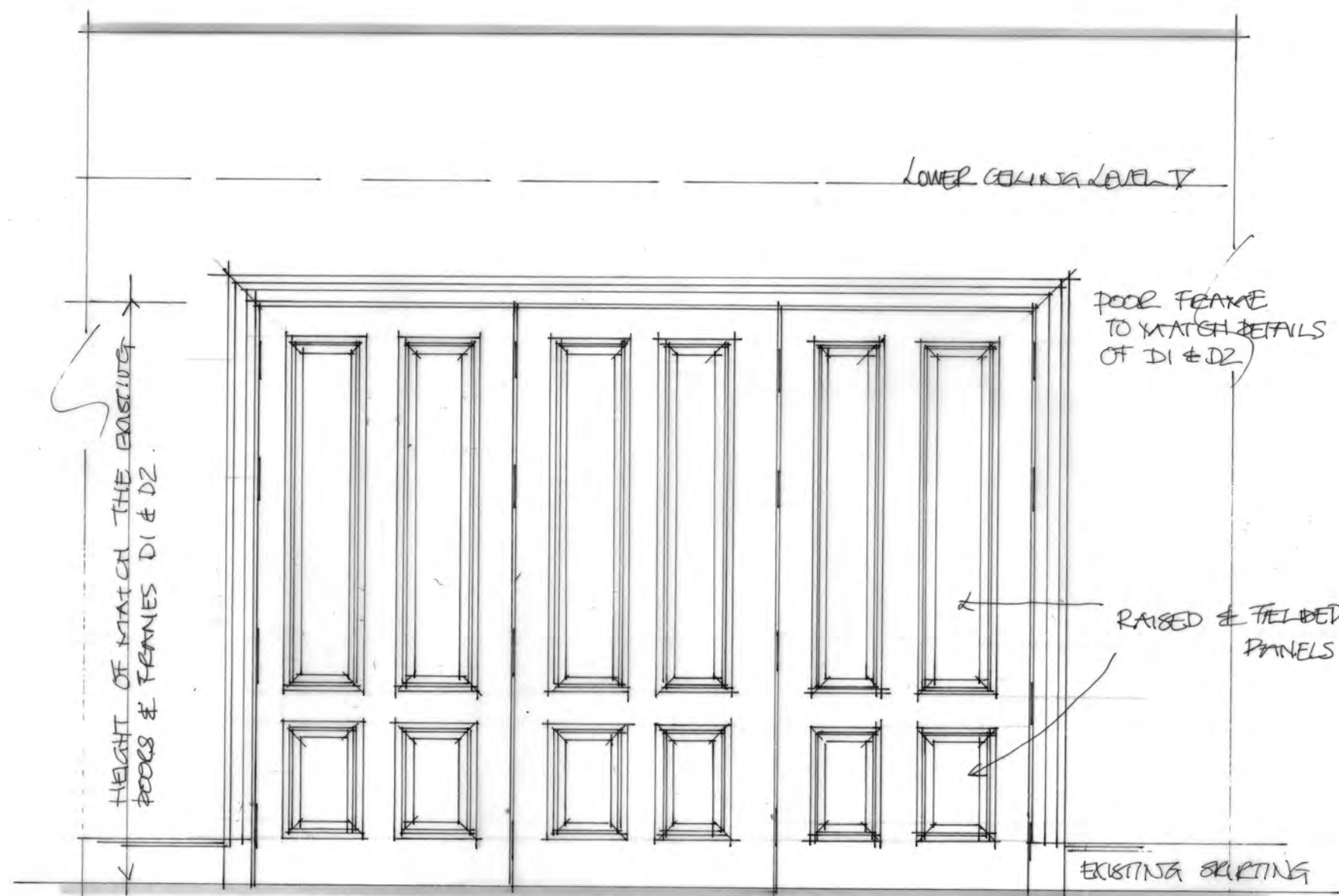
(Prepared and supplied by Align Property Partners)



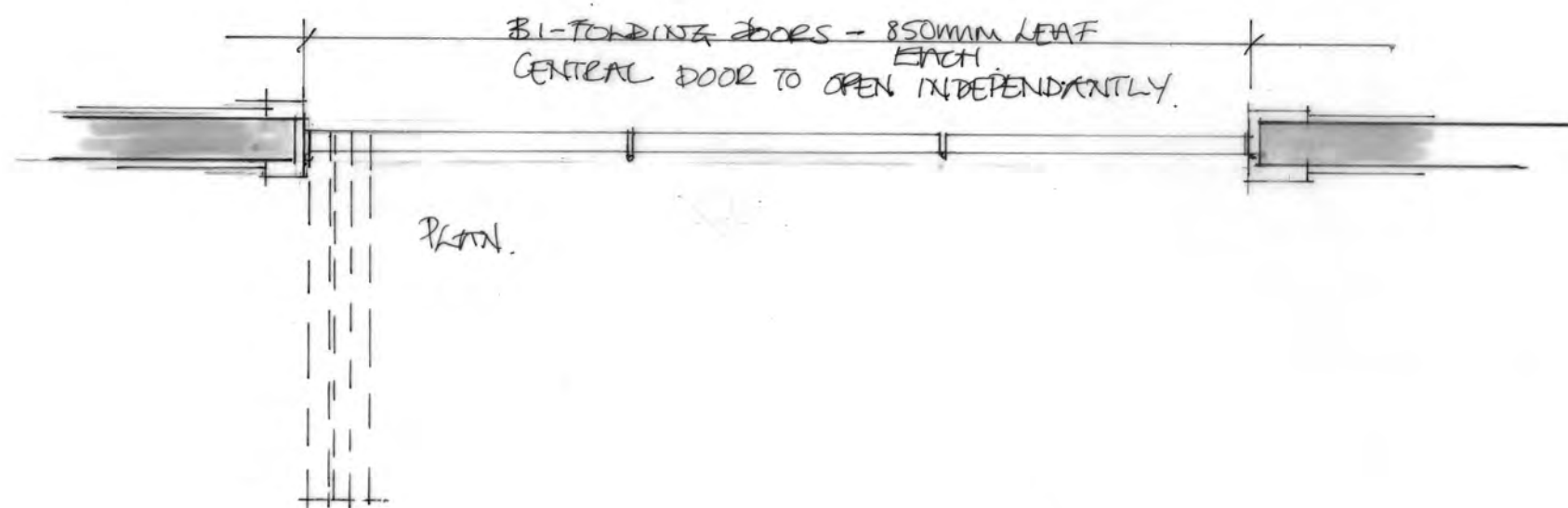
PART SOUTH WEST ELEVATION.



DC
Project: 9 The Avenue , York
Title: Proposed Elevations
Date: March 2021 Scale: 1:100 @A3
Drawing number: PL/226/05
Do not scale. check all dimensions on site. © DCAD
DCAD : M 07768 960326
E info@dcarchitecturaldesign.co.uk
www.dcarchitecturaldesign.co.uk



D5 - NO 3 BI-FOLDING DOORS - SOLID PANELS
ELEVATION. FOR DETAILS SEE DRAWING PL/226/04.



DC
Project: 9 The Avenue , York
Title D5 Bi- Folding door details
Date: March 2021 Scale: 1:100 @A3
Drawing number: PL/226/08
Do not scale. check all dimensions on site. © DCAD
DCAD : M 07768 960326 E info@dcarchitecturaldesign.co.uk www.dcarchitecturaldesign.co.uk

APPENDIX 3 – POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 5 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 6 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework* (NPPF) (MHCLG 2019) which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of one of the key objectives contributing to sustainable development.
189	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance".
190	Paragraph 190 identifies that 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.

Paragraph	Key Points
193	'Great weight' should be given the conservation of a designated heritage asset irrespective of the level of 'harm' of a proposed development. However, the more important the asset, the greater the weight given.
194	'Harm to, or loss of, the significance of a designated heritage assets...should require clear and convincing justification'. In terms of the levels of designated heritage assets, substantial harm to Grade II listed buildings and parks and gardens should be exceptional, and to all other (the highest significance of) designated assets wholly exceptional.
195	Substantial harm to a designated heritage asset will be refused unless it is outweighed by substantial public benefits.
196	Where there is 'less than substantial harm' to a designated heritage asset, the decision will weigh this harm against the public benefit of the proposal 'including, where appropriate, securing its optimum viable use'.
197	For decisions affecting non-designated heritage assets 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Table 7 Key passages of NPPF in reference to cultural heritage

LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development this is represented by the *City of York Draft Control Local Plan Incorporating the 4th Set of Changes (April 2005)* (City of York Council 2005). Within the *City of York Draft Control Local Plan* the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Text or Summary
HE2	<p>"Within or adjoining 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.</p> <p>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."</p>
HE4	<p>"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:</p> <ul style="list-style-type: none"> (i) development in the immediate vicinity of listed buildings; (ii) demolition; (iii) internal or external alterations (iv) change of use (v) erection of satellite antenna."

Table 8 Key local planning policies with reference to cultural heritage

GUIDANCE

NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
National Planning Practice Guidance (NPPG) (MHCLG 2019)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a 'live' online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and 'keys in' with, in particular, extant English Heritage guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance.
Conservation Principles, Policies and Guidance (Historic England 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)	This advice note provides good practice advice from Historic England, as the government's advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.

Document	Key Points
Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (Historic England 2017)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment and advocates a staged process of assessment outlined in the appropriate section below.
Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (ClfA 2014a)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.
Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA 2014b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.

Table 9 National guidance documentation consulted

APPENDIX 4 – METHODOLOGY AND SOURCES

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (ClfA 2008; 2009; HE 2006; 2008; 2011).

The following tasks were undertaken as part of this assessment:

- Consultation of archive sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Preparation of an assessment of known and potential physical and setting effects (this document).

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in April 2021 and comprised an assessment of the entire site and its environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> • Evidential • Historical • Aesthetic • Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic

Source	Significance Criteria
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none"> • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 10 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in *Note 2 of the Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment.

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting *NPPF*) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development

- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2019) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: "elements of a setting may make a positive or negative contribution to the significance of an asset". Acknowledging this, "the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting" (MHCLG 2019), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2017, 5).

ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This asset was subject to a site visit to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of its setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to the asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented above.

SOURCES

NATIONALLY DESIGNATED SITES

The National Heritage List was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

This assessment has considered all designated assets within the 250 m study area. All assets within the study area have been assessed in terms of potential setting effects. A list of these assets is reproduced in the gazetteer in Appendix 1 above.

HER

The City of York Historic Environment Record was consulted for the study area of 250 m around the proposed development site. Information concerning the site and its immediate vicinity has allowed for an assessment of potential physical impacts, whereas other sites were examined in order to allow both an assessment of the general archaeological and historic character of the area and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
 - » Tudor: AD 1485 – 1603
 - » Stuart: AD 1603 – 1714
 - » Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900
 - » Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present



