



**1 VOYAGE LTD**

**Heritage Impact Assessment  
The Chantry, Bishopthorpe, York**

7.5.2021





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**EXECUTIVE SUMMARY**

**Site Name:** The Chantry **Address:** Chantry House, Chantry Lane, Bishopthorpe York **Local Planning Authority:** York City Council **County:** North Yorkshire **Statutory Listing:** Grade II **Conservation Area:** Bishopthorpe, York **Scheduled Ancient Monument:** N/A **Report Production:** Beth Davies **Enquiries To:** Beth Davies, Director, 1 Voyage Ltd, 6 Feversham Road, Helmsley, YO62 5HN **Tel:** 01439 770564 **Email:** 1voyageltd@gmail.com

**1 Introduction**

- 1.1 1 Voyage undertook this Heritage Impact Assessment on behalf of the owners, Mr and Mrs Cook, and their agents, Vincent Brown. The assessment has been used to help inform the development of leisure proposals for the site and to accompany the resultant applications for consent. The scheme has evolved over some time and the proposal has been developed in discussion with the Council's Officers who suggested the current approach. This sees the demolition of a modern extension to Magnolia Cottage, which was approved in 2016 through application 16/01289/LBC, and its replacement with a lightweight extension which will accommodate a bar and snooker room. The swimming pool originally proposed has been omitted and the extension proposed is therefore more modest in its scope than the scheme previously put forward. The previously proposed garage and car port have also been omitted despite tacit support from the Council for a revised, lightweight shelter. In addition, the applicants had already withdrawn plans for a cinema room within the main house. As such, their ambitions for the site have been strongly curtailed and the scheme now proposed is comparatively modest in its reach. The derelict tennis court will be resurfaced which will enhance the setting of the listed building and a visually permeable, replacement tennis court enclosure and modest summer house are proposed to facilitate the use of the court.
- 1.2 This report assesses the heritage impact of the proposed development upon designated, above ground heritage assets including The Chantry and Bishopthorpe Conservation Area.
- 1.3 Documentary materials, planning history, historic mapping and archival resources were all consulted in order to provide a summary of the historical development and significance of the site, which was also visited on a dry, bright day during May 2020. The York

- 1.4 This report finds that there will be minimal impact on historic fabric. Given the design quality, siting and reduced footprint of the proposed extension, this report also finds that the setting of the listed building and character of the Conservation Area will both be conserved. As such recommendation is respectfully given for the approval of the proposed application.

## 2 Legislative Framework and National Heritage Planning Context

- 2.1 Section 68 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 confers a duty on Local Planning Authorities, in considering whether to grant planning permission for development which affects a listed building or its setting, to *'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 To facilitate this process and help assess the impact of proposals, paragraph 189 of the National Planning Policy Framework (NPPF) 1919 states that, *'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.'*
- 2.3 The NPPF also states at para 193 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.... This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 2.4 Para 194 of the NPPF adds that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.'*
- 2.5 At para 196, the NPPF states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

- 2.6 Para 200 concludes that, *'Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'*.
- 2.7 In Annex 2 of the National Planning Policy Framework (NPPF) 'significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 2.8 Setting is defined in the same document as, *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.9 Historic England's, 'Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets' states at Para 9 that the importance of setting lies, *'in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* It adds that, *'The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors ... and by our understanding of the historic relationship between places.'*
- 2.10 The national planning context therefore requires applicants to consider a heritage asset's significance and what the optimum viable use for a heritage asset is, how a heritage asset's significance will be affected by proposals and whether the proposals will affect the setting of any heritage assets and therefore the significance of these heritage assets.
- 2.11 To aid applicants in this process, Historic England's 'Conservation Principles' lays out guidelines on how to assess a heritage asset's significance. It states that the significance of a heritage asset is defined by its constituent Values including the Value added by an asset's setting. It is these Values that determine a site's relative sensitivity to development. Value can be Evidential, Historical, Aesthetic or Communal.
- 2.12 Conservation Principles also advocates a five-step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting.

- Step 1: identify which heritage assets and their settings are affected i.e. the relevant heritage assets;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the relevant heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: make and document the decision and monitor outcomes

2.13 Step 5 falls outside the scope of the application process. In order to facilitate an assessment of the heritage impact of the application, however, this document adopts the first four-stages of the Guidance laid out in Historic England’s Conservation Principles as a framework within which to assess the impact of the proposed development on the significance of relevant heritage assets.

### 3 Local Heritage Planning Context

3.1 York City Council submitted a new Local Plan for examination in May 2018. Policies D1 (Placemaking), D2 (Landscape & Setting), D3 Cultural Provision, D4 Conservation Areas and D5 (Listed Buildings) within this emerging Local Plan are all relevant. This Plan has not been formally adopted yet, however, and as such the Council’s current Local Plan, which was adopted in 2005, is most relevant in planning policy terms. The following policies of the existing Local Plan are consistent with the NPPF and are therefore considered relevant:

**HE2 Development in Historic Locations:** 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. 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.

**HE3 Conservation Areas:** Within conservation areas, proposals for the following types of development will only be permitted where there is no adverse effect on the character and

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. Applications for development in conservation areas will only be considered if full design details are included.

**HE4 Listed Buildings:** With regards 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.

- 3.2 **Policy GB4** Extensions to Existing Dwellings identifies that in the Green Belt, extensions can be acceptable provided there would be no greater visual impact, the design is in keeping and the extension is of a small scale compared to the original dwelling
- 3.3 The application site falls within the Bishopthorpe Conservation Area which was designated in 1989. A brief Conservation Area Appraisal (CAA) was produced and adopted by the Council in 2001 and as such this CAA is also material consideration.

## 4 Relevant Heritage Assets

- 4.1 The Chantry is a Grade II listed building which falls within Bishopthorpe Conservation Area. The application site also falls within the setting of several eighteenth-century listed buildings located along Chantry Lane and Bishopthorpe Road (see Fig 1 below and list descriptions at Appendix A). The list descriptions for all of these listed buildings cite Group Value as a consideration in their designation and the inter-relationship of these structures and the layered historical development that they represent magnifies the contribution they make to the architectural and historic character of each other and of the wider Conservation Area.



**Fig 1** Copyright Historic England: listed buildings near application site (triangular centroids)

- 4.2 The curtilages of these listed structures vary slightly depending on the status of the building and the location. The settings of these listed buildings are, however, all nested extending beyond the confines of their specific curtilage with many settings overlapping. The Chantry contributes to the historic setting and Group Value of contemporaneous, eighteenth-century listed buildings in the area as well as contributing to the character of Bishopthorpe Conservation Area. It also has an intrinsic, historic relationship with the adjacent, ruined church of St Andrew and the Bishop's Palace beyond.
- 4.3 Whilst setting itself is neither a heritage asset nor a heritage designation it can contribute towards the significance of a heritage asset. Those listed buildings which have a sensory, functional or associative interrelationship with the application site which enhances an understanding and appreciation of their significance include The Chantry and the ruined church of St Andrew.
- 4.4 The majority of the listed structures in the area do not have a functional or sensory interrelationship with the application site. Whilst it is acknowledged that the architectural and historic character of the application site contributes towards the wider historic setting of these listed buildings in dynamic views, this contribution is considered to equate to the application site's contribution to Bishopthorpe Conservation Area. As such it is not considered expedient, for the purposes of this report, to assess the individual contribution that the application site makes to each of these listed buildings. Instead, it should be recognised, in discussions about the impact of the proposal on the Conservation Area, that this impact is synonymous with the impact on the setting of these listed buildings.
- 4.5 Therefore, for the purposes of this assessment, The Chantry, the ruined church of St Andrew and Bishopthorpe Conservation Area are considered to be relevant heritage assets. The



impact of the proposed development on the significance of these heritage assets forms the primary consideration of this report.

## 5 Location of Application Site and General Character

- 5.1 The Chantry is a substantial, detached, two-storey, eighteenth century dwelling with a nineteenth century extension, attics and a cellar. It is constructed of colour washed brick under a Welsh slate roof with numerous, gable, brick-built chimney stacks. The Chantry is located at the south-east end of Chantry Lane which is a dead-end land to the east of Bishopthorpe; itself a large village to the south of the city of York (Fig 2).



**Fig 2** Copyright Google Maps: **Location of The Chantry, Bishopthorpe**

- 5.2 The Chantry has a large garden to the east which runs down to The Ouse. It is contained by a treeline and fencing to the north and east (Fig 3); an historic wall which faces Ferry Lane to the south (Fig 5) and the southern gable of a new dwelling and an historic wall to the west (Figs 39 and 40). Until recently, mature trees and hedges blocked all views into the site barring axial views along the driveway from the north, a glimpse of the roof from the riverside path (Fig 4) and views of the first floor of the northern and western elevation from Chantry Lane (Figure 6 and 18). The Environment Agency has now removed some of the mature trees along the northern boundary to facilitate flood alleviation works. This will have

no bearing on the visibility of the proposed works. There is a rear, vehicular access to Ferry Lane.



**Fig 3 Modern fencing and mature trees block views into site from north-east**



**Fig 4 Only view of The Chantry from the river path in which the roof is just visible**



**Fig 5 Historic brick wall and mature trees conceal The Chantry from Ferry Lane**



**Fig 6 View south-east towards The Chantry from Chantry Lane (trees now removed)**

- 5.2 The application site is set in extensive gardens which fall away to the River Ouse, the latter of which marks the site's eastern boundary. These gardens are formed from a lawned side garden to the north (originally the front garden), extensive lawns to the east which are ringed by mature trees, a modern terrace with a painted brick retaining wall, an enclosed parking court and separate kitchen garden to the south and a separate, enclosed yard which serves Magnolia Cottage. A tarmac drive extends the full length of the site, along the western boundary, connecting Chanty Lane and Ferry Lane.
- 5.3 The site contains a former coach house and stable which were converted and extended in 2016 to form annexe accommodation in the form of a cottage called 'Magnolia Cottage'. This also includes a double garage which serves the main house. The kitchen garden, parking court and yard to Magnolia Cottage are all enclosed by modern fencing or hedging to create separate parcels of land within the overall site. The kitchen garden contains two greenhouses and raised beds with additional outbuilding beyond its boundary to the east (Fig 7). A disused tennis court, which is derelict in appearance, occupies a raised platform to the east of the lawned garden. The planning history for the site and map regression indicate that previous outbuildings have been demolished on the site including, in 2016, a greenhouse and a solid store.



Fig 7 Kitchen garden with glass houses enclosed by eastern fence with new build beyond

## 6 Significance of Relevant Heritage Assets

### 6.1 The Chantry

- 6.1.1 The Chantry is grade II listed, early to mid-eighteenth-century house, the list description for which can be seen at Appendix A. It was built prior to the demolition of the adjacent medieval church and outlived the church's eighteenth-century replacement which is now in ruins. It is thought that The Chantry was built as a Vicarage to serve the medieval church,

possibly following the demolition of a medieval chantry house on lower ground to the east. It was extended substantially during the nineteenth century to the rear (south) and also underwent alteration during the twenty-first century. The former stable block and coach house have been converted to create annexe accommodated called Magnolia Cottage. As a pre-1948 structure this constitutes a curtilage listed building.

- 6.1.2 The word 'chantry' refers to an endowment founded for a priest or priests to celebrate masses for the soul of the founder. The City of York archaeologist has stated that The Chantry is located on the fringes of the earlier medieval settlement. Historic mapping indicates that The Chantry garden is likely to be the site of an earlier medieval chantry site. This was probably connected to the medieval church that previously occupied the site of the ruined church of St Andrew. Oral records report that the current tennis courts, which occupy a level platform of higher ground which sits in line with the nearby church, were built on the site of the medieval chantry. Accordingly, the site is considered to be of high archaeological interest.
- 6.1.3 The 1851 OS survey at Fig 8 supports this theory with the words, '*Site of the Chantry House*' located over the centre of the garden. There is an additional annotation stating that the domestic chapel recorded in this survey is '*erected on the site of The Chantry chapel built in 1241*', although the location of this domestic chapel is not identified. It is certainly not the chapel that is currently seen on the site, now converted to an office, as the site of this structure is shown as undeveloped land on the 1851 survey. It is possible that the domestic chapel referred to in this map is one of the buildings shown to the south of the site.



Copyright Ordnance Survey

**Fig 8 OS 25 inch England and Wales Series 1842-1952 (surveyed 1846-47, published 1851)**

- 6.1.4 A closer inspection of the 1846-7 OS survey (Fig 9), indicates that the site was more heavily developed than it is today with a substantial structure connecting to the south-east apex of the coach house which, in turn, connects to two staggered structures which are located on the edge of the current kitchen garden. The proposed car port will be roughly located where these staggered structures are shown. This survey also shows that the kitchen garden has been an enclosed area, separate from the main lawn, since at least 1847 and that the rear access was also in use at this time. It is unclear whether the current 'White House' is recorded as being 'The Vicarage' or The Chantry although it is generally held that The Chantry acted as The Vicarage and the 1906 OS revision would support this. Rather confusingly there is also a separate reference to St Andrews Church Vicarage on the 1846-7 survey. There is a clearly defined field in the location of the modern dwelling which has been built along The Chantry's south-west boundary (Fig 10). St Andrew's Church is also clearly still in use at this point and is shown as a full structure. A path leads from the western gable to the northern boundary of The Chantry garden suggesting that the two sites were either connected at this time or had been at an earlier point.



Copyright Ordnance Survey

**Fig 9 OS 25 inch England and Wales Series 1842-1952 (surveyed 1846-47, published 1851)**

- 6.1.5 The 1906 OS revision at Fig 10 confirms that The Chantry was the Vicarage at this point. It also shows that the south-east corner of the house has been extended beyond the outbuilding to the south to create a deeper courtyard. The southern projection of the nineteenth century bay is not shown, however, so it is likely that, rather than an extension, this change in footprint refers to the construction of the existing chapel (now office) which was originally a detached structure. The larger outbuilding appears to have been extended to create an 'L' shaped footprint and the three outbuildings beyond, which collectively had a fairly substantial footprint, have been replaced with a single outbuilding. A boundary

separates the eastern garden from this service area and the former kitchen garden by what appear to be three open ended bays whose use is not clear. St Andrew's Church is now shown as a ruined structure and the path leading from the church's western elevation to The Chantry boundary is no longer evident. The discrete field to the rear of the White House facing Ferry Lane has also been amalgamated into the wider site with an associated boundary change to The Chantry which appears to have lost land in the process.



Copyright Ordnance Survey

**Fig 10 OS 25 inch England and Wales Series 1842-1952 (revised 1906, published 1910)**

- 6.1.6 The 1950 OS revision (Fig 11) suggests that, by the mid-twentieth century, the Vicarage had down-sized and relocated further west along Chantry Lane to The Cottage. This would reflect the reduction in social status of Vicars, the falling income of the Church of England and the relocation of St Andrew's Church to Bishopthorpe Road. The land to the rear of The White House has been divided and this suggests that its Coach House, which is now a separate dwelling, had been moved into separate ownership. There is little other change of note.



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**Fig 11 OS 25 inch England and Wales Series 1842-1952 (revised 1950, published 1953)**

6.1.7 The principal elevation of the original, eighteenth century house faced north as per The White House, with the main access door located in this elevation (Figs 12 and 13). A side access ran along the western boundary to outbuildings beyond to the south. This Georgian dwelling was only one room deep and six bays wide with attic rooms providing servants' accommodation and gable stacks. Fenestration was formed from, and remains, six over six pane, vertical sliding sash windows and the roof is slate. The building is constructed of brick which is painted white although it is likely that the house was not painted until the later extensions were constructed.

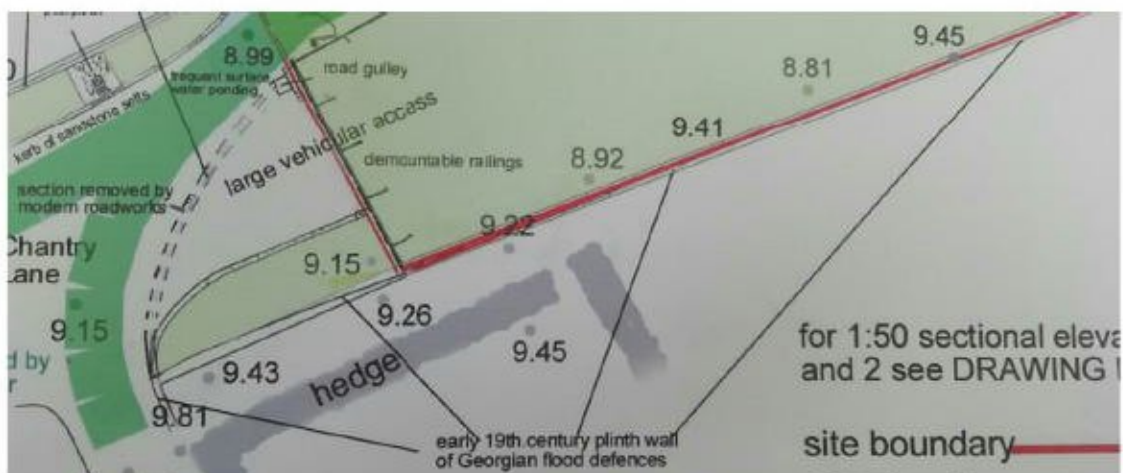


Fig 12 Principal, C18th elevation facing north



Fig 13 C18th central doorway now blocked

6.1.8 Recent flood defence plans drawn up by the St Andrew's Trust show that the boundary wall between The Chantry and the ruined church of St Andrew is an early nineteenth-century plinth wall that formed part of a Georgian flood defence scheme (Fig 14). It is known that St Andrew's Church and its churchyard flooded regularly, and this may be why the medieval chantry house was demolished and a Georgian dwelling constructed on higher ground to the far west of the site.



**Fig 14 Plan taken from St Andrew's Trust proposed flood defence scheme**

- 6.1.9 In a covering letter to the applicants (Appendix C), The St Andrew's Trust also refers to the 1969 OS map which it states, 'shows the original, northern front garden of The Chantry running as a curved verge to the side gates into the old churchyard, the two running into each other in a fairly indistinct way with this attractive curving edge defining the driveway into [The Chantry].' The Trust states that this curving curtilage was 'sliced off' in 1993 when the present tarmac highway was laid. The Trust adds that it is very unusual for a medieval church (St Andrew's church being built on the foundations of an earlier medieval church) not to stand in the centre of its churchyard with graves all around it. It suggests that 'a decision was probably taken in around 1810 to establish a new boundary' between The Chantry and the church in the favour of The Chantry. The boundary wall is therefore about two hundred years old with the churchyard being about one thousand years old. This would suggest the presence of graves along the northern boundary of The Chantry's garden. The St Andrew's Trust also suggests that the Vicar who occupied The Chantry may have entered the church from his residence through this part of the churchyard via a porch set in the angle between the nave and the south transept, the foundation walls of which still survive.
- 6.1.10 The later nineteenth century alterations to The Chantry wrought significant change. The building was extended substantially to the south with a large, hipped roof block containing elegant windows that faced out over the large, eastern garden (Fig 15). The principal access door was re-located to the western elevation which faced the drive (Figs 16 and 17). The former, northern forecourt/ front garden was planted and became a subservient side garden which, along with the eighteenth-century ground floor, is now concealed from view in the approach to the house by the boundary hedging (Fig 18). A mono-pitch link between the original dwelling and nineteenth century extension has possibly been formed over eighteenth-century service rooms and a 'U' shaped courtyard to the south has resulted from the creation of service rooms. The result is an imposing but rather organic and visually 'busy' building with many different roof and wall planes, different ridge heights, a multitude of chimneys and a pleasing variety of fenestration.





**Fig 15 East elevation with C18th gable to right and C19th and C21st extensions to left**



**Fig 16 Western elevation**



**Fig 17 C19th door on west elevation**



**Fig 18 Ground floor of original, principal elevation of C18th dwelling concealed by hedge**

6.1.11 The twentieth and early twenty-first century saw further phases of development. A substantial, twentieth-century, painted brick terrace was created which projects beyond the eastern elevation into the eastern garden (Fig 21). A projecting, twentieth-century bay window, was also constructed above the service wing on the eastern elevation. This bay window can be seen on the Historic England 'Search the List' website although this image cannot be copied for copyright purposes. In the early twenty-first century, this bay was extended to create a full height, oriel window (Fig 15 above) with a glazed walkway behind and a modern spiral stair which was built in the location of a missing earlier service stair (Fig

24). In addition to the bay, two sections of the service wing walls were removed and a lightweight link a lantern was fitted within the intervening courtyard to create a larger kitchen (Fig 23). A slim, mono-pitch extension was also added to the east elevation of Magnolia Cottage (Fig 25) and a discrete link was formed between the kitchen and disused chapel, which was converted to an office (Fig 22) to connect this to the house and bring it into use (Fig 20). Finally, an enclosed yard was formed to the south of Magnolia Cottage using close boarded fencing.



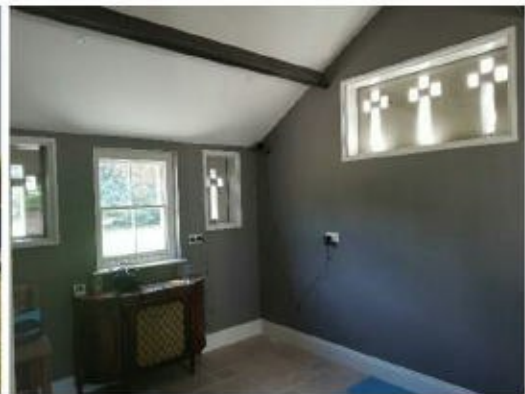
**Fig 19** Light-weight kitchen link



**Fig 20** Chapel (now office) with link to house



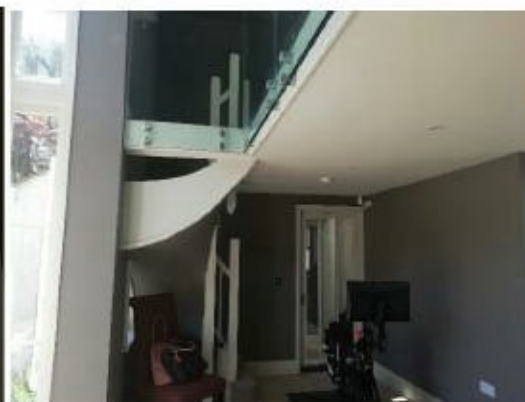
**Fig 21** Projecting, C20th patio and steps



**Fig 22** Chapel converted to an office



**Fig 23** C21st kitchen infill & lantern



**Fig 24** C21st stair and glazed rail



**Fig 25 Linear, C21st extension to coach house to form Magnolia Cottage with modern yard**

- 6.1.12 At some point following the 1950 OS revision, the kitchen garden was reinstated. This now has a number of associated structures both within its bounds and beyond, along the southern boundary wall. A tarmac parking court has also been created which is separated from the eastern garden by a modern fence. This area reads as a service area and is concealed from the main house by Magnolia Cottage. It is enclosed and overlooked by the modern house to the west. There are no views into this area from Ferry Lane.
- 6.1.13 In terms of the general character of the site, there is a definite vertical emphasis to the dwelling whilst the outbuildings to the south have a more horizontal emphasis. The character of the site is of dense, formal development to the west with open, organic grounds to the east. Mature trees which ring the site increase the sense of density around its perimeter creating an inner 'circle' of open lawn backed by mature vegetation. The sloping topography reinforces the sense that the west of the site is of higher status than the land to the east.
- 6.1.14 In terms of the significance of the site, it is accepted that it has connections with the medieval settlement. It was the site of a medieval chantry house which itself was likely connected to the adjacent, medieval church of St Andrew. It is also believed that part of the northern garden once formed part of the churchyard and may contain historic graves. As such the subterranean archaeological potential of the site, particularly to the north and east is high. The majority of the physical structure and plan form of The Chantry date from the

building's two main periods of construction in the eighteenth and nineteenth centuries. As such they are a physical record of both main phases and of the architectural trends, the building materials and techniques of these periods. The site therefore contains strong Evidential Value.

- 6.1.15 The significance of the listed building is also formed from Historical Illustrative Value. The building connects people and activities of the past with the present. It illustrates the intentions of its creators and is evidence of how the Georgian and Victorian upper, middle class lived and the higher status that was historically afforded to the clergy. The building also helps illustrate what Chantry Lane and Ferry Lane looked like in the eighteenth and nineteenth centuries. This Illustrative Value helps aid our interpretation of the past by acting as a tangible link with, and providing insights into, past communities and their activities.
- 6.1.16 The building has no significant connections other than its associations with the Church of St Andrew and, by proxy, its associations with Atkinson, Archbishop Drummond and the Bishop's Palace. These secondary associations create low Historical Associative Value. The Chantry has no Communal Value.
- 6.1.17 It does however possess Aesthetic Design Value as it was specifically designed with consideration for the visual impact of the structure's appearance and not just with function in mind. The symmetrical, principal facades; hipped, nineteenth-century, slate roof; elegant fenestration and architectural detailing are all a function of this Value, as are the various elements of internal architectural decoration.
- 6.1.18 Part of the significance of the building is also formed from Aesthetic Fortuitous Value which is derived from the incidental, visual interaction of the asset with its immediate and wider setting. These include views which carry unintentional beauty and primarily include views towards the ruined church of St Andrews from the garden and views towards the house from Chantry Lane in which the ruined church and mature trees combine with the house to create a charming piece of streetscape.

## **6.2 Ruined Church of St Andrew**

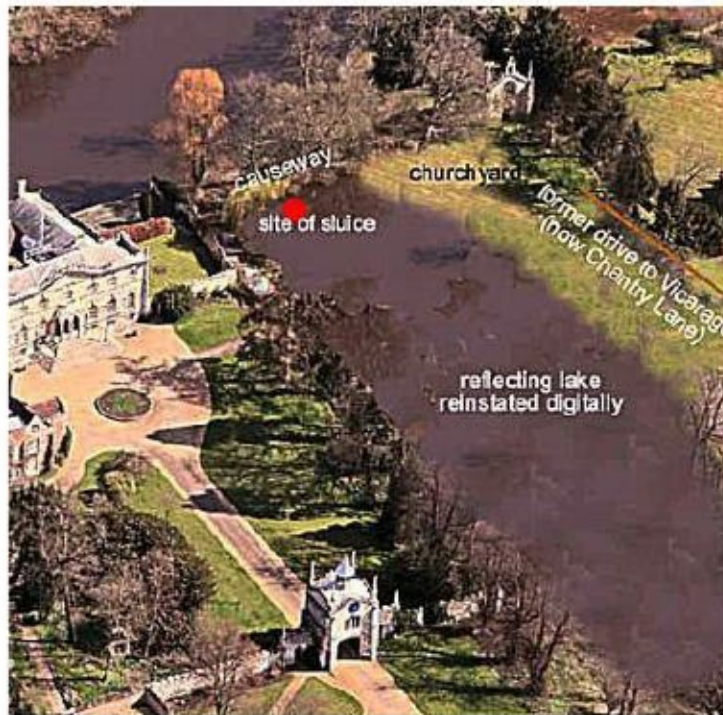
- 6.2.1 The ruined Church of St Andrew is located to the north of The Chantry's south facing garden on ground that is lower than the platform on which The Chantry is built (Fig 26). It is a Grade

II listed building, the list entry for which can be seen at Appendix A. The church replaced an earlier church, built on the same site in 1205 by St Andrew's Priory, which formed part of the medieval settlement. The site, which is directly adjacent The Ouse, is prone to flooding, however, and the first church was badly damaged by the time it was demolished. Nothing was therefore retained and re-used from this church although its replacement was built on the same foundations. The ruined church evident today is therefore built to the plan of the original, 13<sup>th</sup> century church. The only element of the first church which survived was the piscina which, although was never used in the second church, was salvaged, stored and then located within the third church.



**Fig 26 Upper reaches of ruined church visible through trees from The Chantry lawn**

- 6.2.2 The now ruined church was built in 1768 in the Gothick style by Atkinson, for Robert Hay Drummond (Archbishop of York 1761-1776). During the 1760s, Drummond used his private wealth to fund two neo-gothick additions to the manor house; a free-standing gatehouse and a new frontage to the manor house. The St Andrew's Trust website also attributes the neo-gothick west front of the church to the website. It states that '*Atkinson worked in friendly rivalry with the architect Horace Walpole who was designing similar alterations to his own mansion at Strawberry Hill and the two corresponded about their new 'Anglican' style of architecture as a spiritual antidote to the prevailing Roman or Neo-Classical forms.*'
- 6.2.3 The St Andrews Trust website states that a small lake was also designed by Atkinson to the north-west of the church which was designed to reflect, simultaneously, the ornamental façade of the church and the gatehouse and main front of the Bishop's Palace and, in so doing, instil 'shock and awe' in visitors to the area. The lake has been drained and re-vegetated and it is now difficult to 'read' its original position although a digital recreation taken from the St Andrew's Trust website can be seen at Fig 27.



Copyright St Andrew's Trust

**Fig 27 Digital recreation of Atkinson's reflecting pool to the north of Chantry Lane**

- 6.2.4 The St Andrew's Church website states that, 'Canon Keble, then Vicar of Bishopthorpe, wrote in the parish magazine that, "*Archbishop Drummond unfortunately did not bestow the care upon his new Church which he had done upon restoring his palace and the building of the new fine palace gatehouse in Bishopthorpe. The new Church which Archbishop Drummond had built was entirely of brick, the walls being only 14" thick with ordinary sash windows, no doubt an eyesore to the people of the village*". Canon Keble later adds that, '*Edward Venables Vernon-Harcourt (Archbishop of York 1807-1847) decided to spend £2000 of his own money on the restoration of this second Church which Archbishop Drummond had built*.'
- 6.2.5 Historians have disputed Keble's rather ungracious description which, at least with regards to the windows, is inaccurate. The windows of the Church were filled with stained glass by Waiiles of Newcastle, who at that time was one of the leading artists for stained glass throughout England. It is known, however, that in 1842 Archbishop Vernon-Harcourt did indeed contribute £2000 in the restoration of this second Church by constructing a new roof and floor, providing new seating, and adding the new south vestry and the porches to the transepts outside with his arms carved upon them. He also improved the mullions in the windows and rebuilt the riverbank with a stone defence wall to help stop the continual

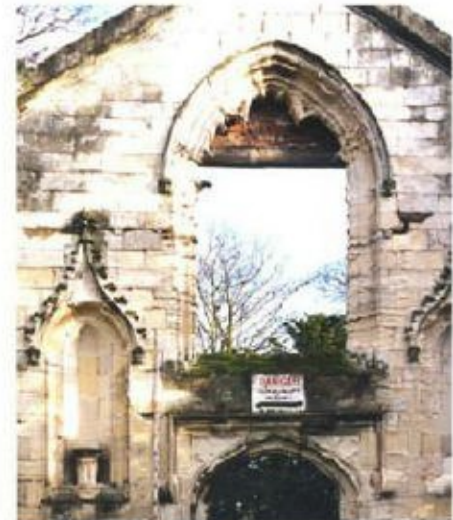
flooding. He may have 'restored' the west front of the church as well, but the evidence for this is questionable and the St Andrews Trust attributes the west front to Atkinson. This would be the most logical conclusion given his scheme for the manor house/ Bishop's Palace, gate and lake.

- 6.2.6 In 1776 Archbishop Drummond was buried in the Church that he had built. He was buried under the altar, following his instruction not to mark his grave with any stone or inscription. However, when this Church was demolished in 1899, it was decided to mark the space of the old altar with a large limestone cross, with the inscription *'On this spot here stood for centuries the Parish Church of St. Andrew, Bishopthorpe. Rebuilt on another site A.D. 1899'*. This cross can still be seen today, and because it marks where the old altar once stood, it also marks the grave of Archbishop Drummond.
- 6.2.7 Issues regarding flooding of the church had continued and the decision was taken to build a third church on a new, higher site to the north-west on what is now called Bishopthorpe Road. Work on the third church, which is still in use today, was carried out between 1885-1899. The original extent of the original churchyard is not known but it must have been used over and over again by the first two churches. Many extensions were added with extensions getting closer to the river due to a lack of space. Most of these extended parts eventually slid into the river. In 1892, whilst works on the third church were still ongoing, there was a flood which became known as 'the great flood'. This washed many bodies away from the graves, caused great concern. The Churchyard was no longer considered safe for burials and from 1892 until the second church was not demolished in 1899 the new churchyard was used for burials. As the new church was not yet completed the church yard was recorded in mapping as a cemetery. From this time the old churchyard was only used for the purpose of burials in reserved family graves. The last recorded burial was carried out in the 1920's.
- 6.2.8 The second church was constructed of pink-orange brick with a magnesium limestone ashlar facade. The west wall, foundations of the nave, transepts, chancel walls and traceried head of one window are all that now remain. Full height, angled buttresses surmounted by crocketed pinnacles, a badly weathered Tudor-arched doorway under a hood mould, quatrefoils in the spandrels, ogee-headed niches with ornamented head stops and a fluted columnar pedestal with capital constitute the main elements of surviving architectural decoration. A bell turret surmounted by a cross also remains. The decision to retain part of the second church as a romantic ruin within the landscape would have been typical of the era in which it became defunct which was influenced by the Pre-Raphaelite movement.

- 6.2.9 Twenty years ago the Church Commissioners succeeded in obtaining Listed Building Consent to demolish the church ruins from Selby District Council (who at that point held the planning function for this area). Consent was granted due to the structure's perilous state and the window tracery was removed and scaffolding erected to facilitate the ruin's wholesale demolition (Figs 28 and 29). St Andrews Trust was formed to save the site and is responsible for the subsequent restoration of the window tracery.



**Fig 28 Scaffold erected to demolish west face**



Copyright St Andrew's Trust

**Fig 29 Tracery previously removed**

- 6.2.10 The ruined church is today set within a curving graveyard which is bounded by railings (Fig 30). Irish and Yew trees were planted in 1871 to make the Churchyard look more attractive and some of these remain. Mature trees surround the church although glimpses are afforded through the church yard, across The Ouse to open countryside beyond (Fig 30). The trees, river and views of fields all combine to create a rural, tranquil setting which enhances the Aesthetic Fortuitous Value of the church whilst conversely eroding some Aesthetic Design Value by encroaching upon designed, axial views of the west elevation from Chantry Lane and concealing the location of the, now drained, reflecting pool.





**Fig 30 Ruined Church of St Andrews from west in verdant, rural setting**

- 6.2.11 In addition to Aesthetic Values, the significance of the site is also formed from high Evidential Value, due to the rich archaeological potential of the site; high Historical Associative Value, due to its connections with St Andrews Priory, Archbishop Drummond, Archbishop Vernon-Harcourt, Atkinson, Horace Walpole and the neo-gothick makeover of the Bishop's Palace and pleasure grounds; low Historical Illustrative Value as whilst the ruins show us the plan form and west elevation and act as a tangible connection with past generations it is impossible to read what the main body of the church originally looked like, and low Communal Value, as, whilst the building and church yard continue to act as a spiritual focal point for some, the church is now defunct and all members of its congregation who historically gathered here are now dead.
- 6.2.12 The Chantry contributes to the Evidential Value of the site as it is likely that the churchyard originally extended into The Chantry garden and as such some of the graves associated with the church are thought to be located along the northern boundary of the garden. Potential, archaeological evidence associated with the medieval chantry house, which is likely to have been linked with the medieval church, may also exist within the eastern garden. The Chantry acted as the Vicarage for the church and was possibly built specifically for this purpose. It therefore has an intrinsic relationship with the ruined church which contributes to its Historical Associative Value. The orientation of the original, eighteenth-century part of The Chantry also indicates the status of Chantry Lane during the eighteenth-century when the now ruined church was built and the northern elevation helps aid our understanding of what the setting of the church would have looked like at the time of its construction. The Chantry therefore also contributes to the Historical Illustrative Value of the church ruins.

### 6.3 Bishophthorpe Conservation Area

- 6.3.1 Bishophthorpe Conservation Area, the boundary for which can be seen at Appendix B, was designated in 1989. The Conservation Area broadly encompasses the Village Main Street, the Archbishop's Palace and undeveloped areas to the north that contribute to the village setting.
- 6.3.2 Bishophthorpe has had various names and was previously called Thorpe St Andrew and Andrewthorpe after York's Priory of St Andrew which was endowed with lands at Bishophthorpe by its founder, High Murdoc. It is likely that either the monks of St Andrew's Priory or Hugh Murdoc himself built the first church in this site for the local villagers.
- 6.3.3 Walter de Gray, Chancellor to King John and Bishop of Worcester, attended King John at Runnymede in 1215, and as a reward for his loyal service was appointed Archbishop of York that year. Archbishop de Gray bought some of the land in this village owned by the Priory and Monks of St. Andrew's and with this land also obtained the gift of the living of the Parish of Bishophthorpe. Archbishop de Gray built his residence here on part of the land he had bought, and it has ever since remained the residence of the Archbishops of York, except for a short period between 1644 and 1660.
- 6.3.4 For centuries Bishophthorpe was essentially a hamlet centred around the palace. The CAA states that *'by 1800 its population was 218 and it had only increased to 439 at the turn of the twentieth century. Major expansion began in the 1930's, accelerating to treble the population in the latter part of the twentieth century.'*
- 6.3.5 The Chantry is included in a list of sixteen buildings which the CAA highlights as being 'important' to the character of the Conservation Area. Most of these, although not all, are listed structures and are primarily focused on either the Archbishop's Palace or Chantry Lane.
- 6.3.6 The CAA identifies four main character areas; these being the open landscape setting of the palace gardens, field and The Garth to the north; the Archbishop's Palace and Grounds and Chantry Lane; the cricket ground and Ferry Lane and Main Street.
- 6.3.7 The section describing the character area focused on the palace, palace grounds and Chantry Lane identifies the wedge of dense woodland in the palace grounds as a strong landscape feature. The CAA states that the 'glade of trees' along Chantry Lane combines with this woodland to separate and 'protect' the palace from the rest of the settlement and creates a green, 'discreet' setting for the palace and its associated listed buildings. The CAA adds that

the group of Georgian houses along the south side of Chantry Lane, which includes the application site, have a dignified character which compliments the verdant character of the area as one approaches the ruins of St Andrew's church. This is augmented by the visually soft palette of materials used in the construction of the Georgian dwellings which have 'subtle textures' including brick, stone and colourwash' (Fig 31). The CAA concludes that, *'Chantry Lane is evocative; a tranquil place to reflect upon Bishopthorpe past and present, just beyond the bustle and more secular attractions of Main Street'*.



**Fig 31 Elegant Georgian dwellings along Chantry Lane both originally formed The Vicarage**

- 6.3.8 Despite the Georgian character of Chantry Lane, modern development is located within this part of the Conservation Area and large new dwellings have been approved to replace smaller structures. To the east of the former coach house to the White House, in what was likely to have been a walled garden, a two storey, modern, detached house has been constructed in brick. It is pastiche in style and fails to either conserve or enhance the character of the Conservation Area. The dwelling, which is of a significant mass, is set back behind a forecourt from the pavement and blocks views of the original, principal facade of The Chantry (Fig 32).



**Fig 32 Large, C20th dwelling blocks views of The Chantry from Chantry Lane**

- 6.3.9 Ferry Lane is also flanked with twentieth and twenty-first century development including dwellings constructed on land which appears to have previously belonged to the White House (Fig 33), Bishopthorpe Sports Pavilion (Fig 34) and a replacement dwelling which is still under construction (Figs 35 and 36). No. 5 Ferry Lane (Fig 38) is a recently approved replacement dwelling which replaces a much smaller, less intrusive dwelling which didn't overlook The Chantry (Fig 37). The replacement structure is a stark, white, rendered dwelling with large, plate glass windows that overlook The Chantry's kitchen garden. Its eastern gable now forms a more extensive part of the western boundary of The Chantry, variously projecting into and dominating the setting of The Chantry as one travels north and south along The Chantry's access (Figs 39, 40 and 42).



**Fig 33 C20th houses on Ferry Lane to rear of White House on rear approach to The Chantry**



**Fig 34 Bishopthorpe Sports Pavilion with tarmac grounds and modern dwellings beyond**



**Fig 35 Original, derelict cottage replaced by much larger dwelling and separate garage**



**Fig 36 Replacement dwelling and garage on Ferry Lane**



**Fig 37 Smaller, visually less intrusive dwelling at 5 Ferry Lane has recently been rebuilt**



**Fig 38 C21st dwelling now forms part of western boundary to The Chantry at 5 Ferry Lane**



**Fig 39 Stark white render of 5 Ferry Lane now forms part of & overlooks western boundary**



**Fig 40 C21st dwelling built on western boundary of The Chantry visible along driveway**

6.3.10 The Conservation Area Appraisal (CAA) summarises that, *'The main elements of the character and appearance of the area are:-*

*(1) The Archbishop's Palace, its attendant buildings and Chantry Lane, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality.*

*(2) The open landscape maintained between Bishopthorpe and the suburbs of York.*

*(3) The physical and social element of village life of the Cricket Ground and its wooded riverside margins, and the historical associations of Ferry Lane.*

*(4) The survival in Main Street of many of the characteristics of a traditional rural village street.*

*(5) The importance of tree groups as individual features and in enclosing views around the village.*

*(6) The way in which these diverse elements combine to give Bishopthorpe its overall identity - the richness and variety of character that makes the one place.*

- 6.3.11 The contribution that the application site makes towards the character of the Conservation Area is therefore through the mature trees within its bounds that form part of the leafy 'glade' on Chantry Lane; the historic character of the site and the dignified Georgian architecture contained within its visible eighteenth-century wing; the visually soft and textured building materials used within the site and the lack of activity within the site which contributes to the tranquil character of the area. The medieval heritage of the site and the building's associations with the first and second church of St Andrew also contribute towards the rich heritage of the Conservation Area.
- 6.3.12 It is clear that the building contributes Evidential Value to the significance of the Conservation Area through both the site's potential subterranean archaeology, that might augment an understanding of the Conservation Area and the listed buildings contained therein, and within the building archaeology contained within the fabric of the structure. The location of the structure on The Ouse, one of the principal, historic communication routes into York augments this Evidential Value.
- 6.3.13 The contribution of the listed building to the significance of the Conservation Area is also formed from Historical Illustrative Value which is derived from what the building is able to demonstrate about medieval, eighteenth and nineteenth century development within Bishopthorpe and the local response to flooding. This Illustrative Value helps aid our interpretation of the past by acting as a tangible link with, and providing insights into, past communities and their activities.
- 6.3.14 Additionally, the building contributes Historical Associative Value to the Conservation Area through its connection with the two former churches of St Andrew and by proxy to Atkinson and Drummond.
- 6.3.15 The building also contributes Aesthetic Design Value to the significance of the Conservation Areas. It was designed and constructed with consideration of the visual impact of the structure's appearance and how the building's status was expressed architecturally and not just with function in mind.
- 6.3.16 Finally, the site contributes Aesthetic Fortuitous Value to the significance of the Conservation Area whose character is partly derived from the incidental, visual interaction of the building with its immediate and wider setting. This includes views of the house from the north from Chantry Lane where the building can be seen against the western gable of the ruined church of St Andrew and within a verdant, leafy setting. It also includes views towards the site from the east and south where the mature trees which ring the site and



conceal views of the house, and the historic wall bounding Ferry Lane, enhance both the historic and rural character of the Conservation Area.

## **7 Proposed Development**

### **7.1 Proposal**

- 7.1.1 The applicants have invested substantially in ensuring that this application centres on an informed understanding of the contribution that The Chantry and its grounds make to heritage significance. The plans submitted have evolved over a considerable period of time and have been significantly reduced in scope in response to the Council's comments. The proposed scheme is considered and thoughtfully detailed and has been led by Council Officers. The owners are committed to investing in high-quality work to conserve those heritage values to which the site contributes.
- 7.1.2 The Chantry is a large house with 12 bedrooms and annexe accommodation in the former coach house, but the site has no leisure facilities.
- 7.1.3 The applicants' previous proposals for an internal cinema room within the eighteenth-century wing of the house and the proposals for a swimming pool have been omitted. They wish to create a leisure space which is connected to the garden however and as such are proposing the construction of a bar and snooker room. The modern extension to Magnolia Cottage, close boarded fences, recently planted trees and modern hard standing which enclose the parking court and form the modern yard associated with Magnolia Cottage will be removed and a low-level structure formed to house the bar area (Figs 43 and 44). Whilst the proposal will slightly increase the footprint of Magnolia Cottage, the removal of the recently planted, young trees will expose, to a greater degree, the nineteenth century coach house from the eastern lawn thus better revealing the historic significance of the site from within its curtilage. The proposed extension will not be seen from anywhere beyond the site and will conserve the leafy character of Ferry Lane and therefore the significance of the Conservation Area (Fig 45).



**Fig 43 Two young trees to be removed, recently planted along modern fence line**



**Fig 44 Modern fencing and hard landscaping to be replaced**



**Fig 45 Mature, specimen trees that can be seen from Ferry Lane to be retained**

- 7.1.4 A glazed, visually recessive, pedestrian link will be created between the office and Magnolia Cottage (Fig 46) so that this space can be accessed internally. The existing solid gate will be removed from the eastern elevation. From the garden, due to shadowing and the overhanging eaves of the office, this link will be barely visible and will better express the separation between the chapel and outbuildings than the existing solid boarded gate.



**Fig 46 Location of subservient, light-weight link between office and outbuilding**

- 7.1.5 The tennis court which is currently in a poor state of repair will be enclosed with a visually permeable, green, mesh fence to allow the court to be brought back into use (Fig 47). This will be well screened by existing vegetation and additional specimen tree planting. Where the mesh is visible, it will blend visually with vegetation beyond to the east. A lightweight timber summer house is proposed at the court's south-eastern corner in which to store kit and in which spectators can sit.



**Fig 47 New, mesh fence to enclose derelict tennis court with new summer house to south**

## 7.2 Harmful works and mitigation:

- The creation of the bar and snooker room will create a slight increase to the existing footprint of Magnolia Cottage although this will be mitigated by the removal of the 2016 extension and its pitched roof which currently conceals the rear of the coach house beyond. Unlike the previously proposed pool house which sat forward of the eastern plane of the dwelling, the proposed structure will sit in line with the plane of this elevation. The replacement extension will not be seen in views of the original front elevation of the building. The design of the structure has a strong vertical emphasis which will be sympathetic to The Chantry and both the historic and modern fenestration in the eastern elevation. Glazed screens will be used to create a light-weight permeable structure. The use of timber and a sedum roof will soften the structure, and reinforce the garden setting of The Chantry. The range of sight from the eastern windows within the house will preclude views of the structure from within the house and its formal, linear planes are more in keeping with the historic character of the site than the curving, suburban lines of the extant yard and its boundary fence. In views from the garden the proposal will visually blend with the surrounding trees. The experiential impact of the proposed structure will therefore be low. Mitigation is proposed at 7.4 to offset the low level of harm that will ensure from this proposal.

## 7.3 Neutral works:

- The creation of a lightweight, slender link between the office and Magnolia Cottage to facilitate covered access between the dwelling and the bar area. This will be visually more recessive than the existing link connecting the office to the dwelling and will therefore better conserve the architectural interest of the office roof with its overhanging eaves. Its recessed footprint will also conserve the legibility that this was once a detached structure and that Magnolia Cottage was historically separate from the dwelling. A solid gate already exists here which, visually, connects the two structures from the garden. Its removal and the reinstatement of a shadow line here will enhance the legibility of the separate nature of the office and the cottage when viewed from the garden.
- The blocking of one access into the office and creation of an adjacent access.
- The creation of a low-level screen within the office to facilitate a private changing area.
- The loss of two, recently planted trees along the curving boundary to Magnolia Cottage's yard. These form part of the sylvan character of the site but equally block views of the nineteenth century coach house beyond from the garden. They are also associated with a

curving, close boarded boundary which is suburban in character. Their removal will not adversely undermine the verdant character of the site or its leafy contribution to the Conservation Area as many other more mature trees will remain and replacement trees will be planted elsewhere on site.

- The reinstatement of a visually, permeable, green mesh fence around the tennis court which will blend in with the trees beyond.
- The creation of a lightweight, timber summer house to the south of the tennis courts which will be screened by trees in views from the house, screened from view from beyond the site and is appropriate to the age and status of the house and its grounds.
- The creation of timber decking in front of the extension which will reflect the sylvan nature of the garden and be less formal in character than a stone patio. It will blend in visually with the garden, be visually recessive as it will absorb rather than reflect light and will not compete with the status of the domestic patio to the main house. It is also recommended by the arborist as the best way to conserve the existing mature trees within the site.
- The location of a shed and jacuzzi on the decking. These are small, visually lightweight, temporary structures which will blend into the sylvan back drop in views towards the house.

#### 7.4 Positive works:

- The re-surfacing of the derelict tennis court which currently undermines the status of the setting of the dwelling and fortuitous views towards it due to its unkempt appearance.
- Additional, well-considered tree planting of specimen trees to reinforce the historic, verdant and sylvan character of the site and its contribution to the character of the Conservation Area.
- The removal of the suburban, curving fence, domestic garden and unattractive hard landscaping associated with Magnolia Cottage which psychologically and physically separate the former coach house from The Chantry
- It should also be noted that the applicants have scaled back their plans and omitted a car port, internal cinema room and swimming pool and reduced the scope of the proposed extension. These are all positive responses to Council feedback.

## 8 Impact on Significance of Relevant Heritage Assets

- 8.1 It is clear that the significance of the site decreases as one travels from north to south and from east to west. The proposed development is located to the south-west of the site in an

area where there is strong, historic precedent for a range of outbuildings and beyond the open setting of the eastern lawn which creates an attractive green foil for the listed building. This area is not overlooked from the house or from the wider Conservation Area.

Furthermore, there is precedent for modern architecture within this part of the Conservation Area with views out of the site towards the stark and imposing new build at 5 Ferry Lane and the larger, modern, replacement cottage and garage further east along Ferry Lane. Modern boundary treatments and hard surfacing within the site which currently undermine its character will be removed as part of the proposal.

- 8.2 It is considered that the character of the Conservation Area and the setting of the ruined church of St Andrew will both be conserved by the proposal. The setting of The Chantry will be undermined to a marginal degree by the proposed extension but this is considered to result in a very low level of harm to its significance and there is precedent for this at No 5 Ferry Lane where the Council has allowed a substantial, modern structure to be built along the boundary of The Chantry which is seen in both approaches to the dwelling. It is considered that Council's decisions to allow larger, replacement structures along Ferry Lane, within the Conservation Area and within the setting of The Chantry, justify the request for the minimal extension proposed. Positive works of mitigation are also proposed which will better reveal the significance of the listed building. These include the removal of the 2016 extension which will better reveal the roofscape of the historic carriage house, the removal of the suburban garden and boundary that currently enclose Magnolia Cottage and the visual enhancements to the derelict tennis courts which will reinforce the status of the listed building. Additional tree planting will also reinforce the leafy setting of the listed building and the verdant character of the other heritage assets. These works are considered to outweigh the very low level of harm to heritage significance that will result from the proposal.

- 8.3 Given the above, this report considers that the 'less than substantial harm' that will be caused by the proposal is both justified and more than mitigated by the public benefits that are proposed.

## 9 Conclusion

- 9.1 The NPPF states that where applications will lead to less than substantial harm to the significance of a designated heritage asset that this harm should be weighed against the public benefits of the proposal. There are clear public benefits from the additional tree planting proposed, the replacement of the 2016 extension, the removal of the suburban

garden which encloses the former coach house and the enhancement to the setting of The Chantry through investment in the restoration of the tennis court.

- 9.2 The applicant has created a scheme that will conserve and enhance the legibility of the coach house and the status of The Chantry thus better revealing the significance of the listed building and the Conservation Area. Para. 200 of the NPPF states that schemes that enhance the significance of a heritage asset should be supported.
- 9.3 It is therefore considered that this scheme meets both national and local policy regarding the conservation of heritage assets and approval is respectfully recommended.

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York Archives

Archive Ref No: PHO/3/335



## Appendix A: List Descriptions

### **The Chantry, Chantry Lane (south side)**

12.7.1985

GV II

House. Early-mid C18 with C19 extension to rear. Colourwashed brick with ashlar dressings and Welsh slate roof. 2 storeys, 5 bays. 3-course plinth. Former central entrance now with C20 casement window, otherwise sashes with glazing bars throughout with ashlar cills, moulded to first floor, and with flat arches of gauged brick and ashlar keystones. End stacks. C19 entrance now in right gable end: 6-panel door under oblong fanlight with glazing bars beneath gable-ended hood. Tumbled-in brickwork to gable ends. Extension has mainly sashes with glazing bars, some with moulded bargeboards. Interior: shutters to most windows. C19 acanthus frieze to left rear ground floor room.

### **Ruined Church of St Andrew (Chantry Lane, north end)**

12.7.1985

GV II

Ruined church. 1768. Attributed to Atkinson for Archbishop Drummond. Pinkish-orange brick with magnesian limestone ashlar facade. Gothick style. West wall, foundations of nave, transepts and chancel walls and traceried head of one window now remain. West end: full-height angle buttresses with off-sets surmounted by crocketed pinnacles. Badly weathered, Tudor-arched central doorway under hood-mould, quatrefoils in the spandrels. To either side, an ogee-headed niche with head stops ornamented with crockets and finial, that to left containing fluted columnar pedestal with capital and traces of Gothick decoration in flutes. To first floor: 3-light, pointed window under hood-mould with head stops and little remaining tracery. Above: bell turret crocketed to left and with cross at apex.

### **Bishopthorpe Palace and Chapel. Formerly listed as The Archbishop's Palace including Chapel, Gatehouse, Stable block, Outbuildings etc. (Bishopthorpe Road, east side)**

4.7.1952

GV I

Archbishop's Palace. C13 for Archbishop Walter de Grey, with alterations and additions of C14, C15, C17, C18, C19 and C20, and re-modelling of 1766-9 by Thomas Atkinson for Archbishop Drummond. Magnesian limestone, pinkish red and brown brick with Atkinson's re-modelling in Gothick style. L-shaped on plan. For full description see Eric A Gee, Bishopthorpe Palace. An Architectural History, 1983.

**Wall and archway adjoining Bishopthorpe Palace to right (Bishopthorpe Road, east side)**

12.7.1985

GV II

Wall and archway. c1763-5. By Peter Atkinson for Archbishop Drummond. Magnesian limestone ashlar. L-shaped on plan, approximately 2 metres high and 20 metres in length. Round-headed archway in moulded surround under ogee-headed hood-mould surmounted by finials and with head stops. Cross-shaped slits to either side. Embattled wall.

**The Whitehouse, (Chantry Lane, south side)**

5.3.84

GV II

House. Early-mid C19. Pinkish-brown brick with white painted stucco facade and ashlar dressings, Welsh slate roof. Central projecting block of 3 storeys, 3 bays with irregular wings, that to left of 2 storeys, 2 bays and to right of 2 storeys, 3 bays. Plinth. Centre block: 4 steps to central 6-fielded-panel door under radial fanlight with glazing bars beneath projecting Tuscan portico with segmental hood with panelled soffit. Sashes with glazing bars. First floor (from left): 12-pane sash in flush wood architrave, false window, pane sash between. Kings: tripartite sashes to outer bays otherwise 12-pane sashes. Hipped roof, end and ridge stacks.

**Stables, wall and gate piers to The Whitehouse (formerly listed as Coach House, wall and gate piers to East of the White House)**

5.3.84

GV II

Stables, wall and gate-piers. Early-mid C19. Pale brown brick with red brick and ashlar dressings, Welsh slate roof to stables. Plinth continuous to wall, stables and gate-piers. Stables of 2 storeys, 3 bays. Projecting central pedimented bay has recessed panel enclosed by red gauged brick round arch. Above a circular window with radial glazing bars in red brick surround. Outer bays have C20 garage doors. Wall adjoining stables has pilaster buttressing to left and centre and ashlar coping. Gate-piers to right of stables have ashlar caps, and adjoin left side of Whitehouse (qv). Included partly for group considerations.

**The Cottage (Chantry Lane, south side)**

24.10.84

GV II

2 houses, now single dwelling. Early C18 with later C18 additions, C19 wing to rear and C20 additions. Colourwashed brick with pantile roof. 2 storeys, 4 bays, that to right is early C18 with lower placed window and roof line heightened to match latter C18 block. Entrance in second bay under C20 porch. To left a tripartite bow window with central 12-pane sash bars and 8-pane sashes to sides. To right, sash with glazing bars and Yorkshire sash with glazing bars. First floor: 16-pane sash, 30-pane sash in flush wood architrave, 16-pane sash, Yorkshire sash with glazing bars. Stone cills throughout, wedge lintels to 2 right-hand ground floor windows and right first floor window. Ridge and end stack. Interior: inscribed on window pane to first floor fourth bay: 'A. Hedley frigg'd a Turkey Goldsmith N Castle The charming Miss Crooks Newcastle 1781 A good shag.'

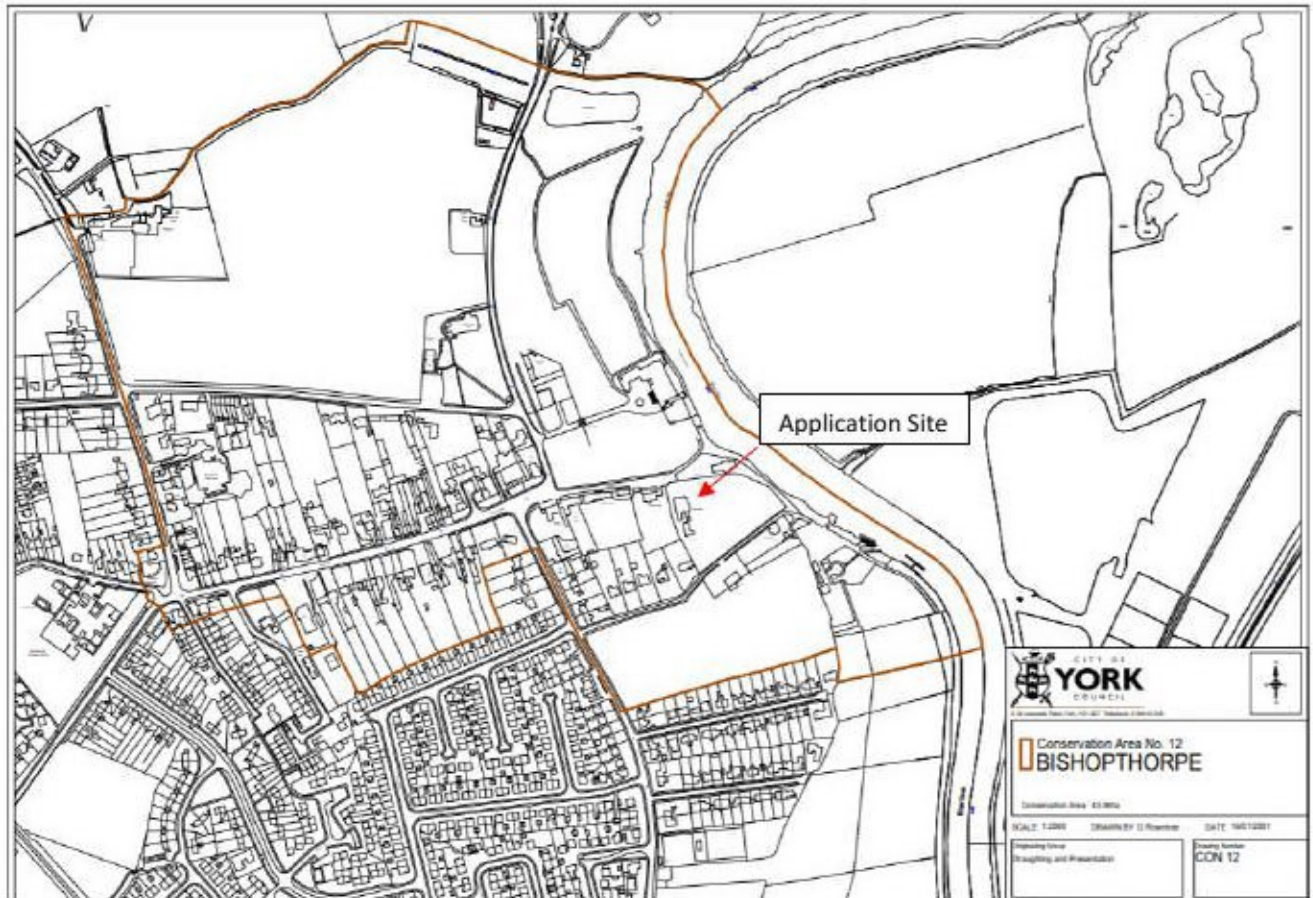
Included partly for group value.

**Chestnut Cottage (Chantry Lane, south side)**

GV II

House. Early-mid C18 in 2 builds with C20 additions to right and to rear. Whitewashed brick with pantile roof. 2 storeys, 4 first floor windows. C20 off centre entrance. Blocked opening under cambered head; two 16-pane sashes; Yorkshire sash with glazing bars. First floor: 3 sashes with glazing bars; replacement 12-pane casement. Dentilled cornice. C20 2-storey carport to right of no interest. End and ridge stack. Included partly for group considerations.

## Appendix B: Bishopthorpe Conservation Area Boundary and Location of Site



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## Appendix C: Letter to applicants from St Andrew's Trust

## ST ANDREW'S TRUST BISHOPTHORPE

11 March 2020

Dear *Phil*

The 1969 O.S. map shows the front garden of your house running round as a curved verge to the side gates into the old churchyard. When it was a vicarage I doubt that there was any physical separation between your garden and the churchyard, the two running into each other in a fairly indistinct way with this attractive curving verge defining the driveway into your house. It was sliced off in 1993 when the present tarmac highway was laid by the then local council, North Yorkshire.

It is very unusual for an old medieval church like this not to stand in the centre of its churchyard with graves all around it. So some explanation is required for the current scene. All the evidence points to a decision taken in around 1810 to establish a new boundary between our two lands with the present fence. It is therefore about 200 years old with the churchyard being perhaps 1000.

This is why we think pre-1810 burials may well exist in your garden all along its northern side. It is also probable that the vicar entered his church from his residence through this part of the churchyard (now your land) via a porch set in the angle between the nave and south transept, the foundation walls of which still survive.

The enclosed Part Plan has already obtained listed building consent to restore this boundary fence in the manner shown by the 1:25 scale elevation, reusing as much original fabric as possible and making faithful copies of the rest. This is specialised work but we know how to do it.

As I said, our Conservation Management Plan (CMP) includes this work as part of the application we will make for finance to our sponsors.

Also in our CMP is the relocation of the displaced headstones back where they belong in the churchyard. But the fencing work isn't worth doing while your tree roots are undermining the brick plinths and the south side of the church plan. We are not too fussed about the trees, there are no signs of movement in the masonry, and the