

Heritage Statement



HISTORIC BUILDING CONSULTANT

The Grange

1 Clifton

York

YO30 6AA

Project No.647 4TB

**BJH/HS001
June 2021**

Heritage Statement

The following statement has been prepared for the Planning Permission and Listed Building Consent application for internal and external alterations to the hotel, The Grange, 1 Clifton, York.

The statement has been prepared in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, notably sections 16, 66 and 72 and in accordance with NPPF, specifically Section 16. Conserving and enhancing the historic environment.

Project Proposals

Project Aim

The aim of this proposal is:-

To undertake a partial refurbishment of the hotel.

To improve the Spa facilities within the vaulted basement.

To more fully utilise the internal layout of the ground floor of the hotel, including larger reception area and increased dining facilities.

To provide two bedrooms, complete with en-suite bathrooms to the first floor.

To remove and replace the existing signage

To provide a freestanding car port to the rear

To provide external lighting

The aim is also to achieve the above whilst:-

- Maintaining the historic integrity of the building.
- To more fully utilise the spatial arrangement of the property.
- To maintain the character and quality of the original Georgian houses and the Conservation Area.
- To enhance and preserve the Grade II Listed Building and the wider Conservation Area.

The subject site is situated on Clifton, within the centre of York. The hotel comprises of a pair of semi detached early 19th Century Georgian houses. The houses were combined and used as a single building, Bootham Grange, with a number of uses including social housing, forming a hotel in the late 20th Century, with the adjoining building on the corner with Queen Anne's Road, purchased and added to the hotel offering.

The hotel is located set back from the footpath in a wide avenue of similar Georgian houses, as a period of expansion within the city during the early 19th Century.

The current hotel was an amalgamation of a matching pair of houses facing onto Clifton, with a further building facing onto Queen Anne's Road. The hotel is sited on the road junction, between Clifton, Bootham, Bootham Crescent and Queen Anne's Road, with the front elevation to the south west.

The front elevation is symmetrical with three floors of sliding sash windows, surrounding the matching pair of panelled entrance doors, set within semi circular door cases, with glazed fanlights above the doors, both set beneath flat roofed portico, with stepped access above the footpath, set on circular columns.

The building is largely rectilinear, set to the front of the plot.

The Proposals:-

External

1. Removal of the stand off letters forming "The Grange Hotel".
2. Installation of sculptural Number 1 to front elevation.
3. Removal of cut stone lettering to modern portico and replace with matching stone with no lettering.
4. Installation of freestanding car port to rear elevation, complete with climbing shrubs.
5. Installation of uprights to front elevation.
6. Installation of metal grilles to the basement lightwells.

The external proposals serve to create a freestanding car port to the rear elevation complete with additional soft landscaping, climbing plants to enhance the car port provision and to complement the mixture of metalwork and soft landscaping that is characteristic of the area. This serves to provide dedicated car parking, with the soft landscaping to soften the rear elevation.

The existing modern cut stone signage to the front elevation portico is to be carefully removed and replaced with matching stone, moulded to match the remainder, without the lettering. The existing individual stand off lettering running horizontally beneath the second floor windows is to be removed.

The proposal includes new sculptural Number 1, complete with subtle uprights.

The installation of metal grilles to the basement lightwells to the front elevation.

Internal

Second Floor

No works are proposed.

First Floor

Remove existing lounge from first floor and create 2 No additional bedrooms.

Ground floor

Remove 4 No existing bedrooms from the ground floor and creating a new restaurant, located to the rear.

Create new lounge to the ground floor.

Basement floor

Remove existing restaurant from the basement.

Create a new spa with 5 No treatment rooms, with a new staircase leading to the ground floor.

All as shown on application drawings and Design and Access Statement prepared by JaK Studio, project reference 7771.

The internal proposals serve to enhance the facilities offered by the hotel, re-ordering and improving the existing bedroom and restaurant facilities, by the re-location of the restaurant to the ground floor and re-locating the ground floor bedrooms to the upper floors.

This enables the basement to be converted from largely restaurant and dining facilities into a self contained spa, with five treatment rooms, set within the existing vaulted rooms.



This shows the principal road facing elevation of the Grange. Note the stand off individual letters to the upper floors.

Assessment

Surroundings

The immediate surroundings to the property on Clifton to the north and Bootham to the south comprise late of 18th and 19th Century Georgian houses, primarily three storey, attic and basements. Built in grey brick and limestone, with decorative detailing to window, surrounds, heads and cills, with decorative eaves fascia and soffit treatment, set under dual pitched roofs finished with a mixture of clay tiles and a natural slates, complete with ridge and gable end chimneys.

The subject site is set within the York Conservation Area, with Clifton Conservation Area (area 2) on the northern edge of the Bootham Conservation Area, which extends north from the core of the Mediaeval city centre.

Bootham Conservation Area runs the length of Bootham, which follows the Roman Road, north west from the core of the city, comprises largely of Grand 18th and 19th Century Georgian Houses, following the destruction of the previous 17th Century housing as a result of the Seige of York in 1644, during the English Civil War.

One of the few remaining 17th Century houses in the area, being Ingram house, dating from 1632, built as an almshouse, a brief description of this is included later within this statement.

The Bootham area can be characterized as a popular and prosperous area of the 18th Century, with the “most handsome houses, built on the north side.

The south side development largely dates from 1840, with the development of Gloucester Terrace, which runs parallel to the railway line dating from 1880.

The railway line arrived in 1845 and served as a catalyst for development.

The Clifton Conservation Area, is sited to the north of the Bootham area, running from the junction of Bootham, Clifton and Queen Anne’s Road.

Both areas are of high quality residential design, typical of the Georgian and early Victorian period, many externally largely unaltered, which adds to the strong sense of quality and Georgian style.

The closer to the city core, the land use changes from residential to commercial and retail.

Clifton is a continuation of the Roman route out of the city centre, dating from the early 19th Century, with many fine examples of Georgian architecture, with the predominant materials, being grey and buff brickwork and local limestone (Tadcaster) and Mill stone grit.

Architectural detailing

The roofs are predominantly of natural slate set over a dual pitched roof, complete with ridge and gable chimneys, largely brickwork, symmetrically defining the house boundaries and creating a characterful roofscape, many of the later houses complete with simple dormer windows to the front elevation, serving the attic floor.

The elevations comprise of symmetrical fenestration, of predominantly three floors of graduated windows, taller, with a larger number of panes to the more formal ground floors, decreasing as they rise up the building, all set in visually dominant vertical columns, along the street frontage. The windows, painted white, comprise of fine multi panes, nine over nine to ground and six over six to the upper floors.

The windows often set under decorative brick arches, with rendered and painted reveals and stone cills, often delineated with a cut stone horizontal band course between floors, adding a horizontal emphasis to the verticality of design.

The entrance doors are generally slightly elevated from the footpath and set back from the road edge, with secondary access to the basement below. The doors comprise of paneled timber doors, with a mixture of square and semi circular heads, some with glazed fanlights over, set within timber door cases.

One of the characteristics of this area, are the painted metal railings which enclose the houses, forming a physical, but lightweight visual barrier between the house and the street, many of which are separately listed to the houses they serve.

The railings add a sense of both security and grandeur to the street scape and clearly define the distinction between house and footpath.

The street running to the north becomes visually softer owing to the increasing number of mature native deciduous trees lining the footpath, which starts to change the character of the area, to one of a wider more open street scene with more open space between houses, as you move more towards the outer fringes of the city.

Heritage Statement

NPPF Section 16

In the following paragraphs I have attempted to summarise the requirements of NPPF Section 16, Conserving and enhancing the Historic Environment in simple terms and relate them directly in terms of this proposal and the affected heritage assets.

The following seeks to outline the significance of the heritage asset, highlighting any other heritage assets that may be affected by the proposal and assessing the impact of the proposal on the subject property and the surrounding heritage assets.

Subject Site

The subject site is a three storey and basement, grey brick construction with moulded sill band to the upper windows, set under a hipped roof, finished with natural slates, complete with end and central ridge facing brick chimneys, with rectangular multi flue chimney stack to each party wall line. The roof is edged with an overhanging eaves, comprising of a painted timber cornice, set on regular set shaped brackets.

The windows are symmetrical across the elevation, set under brick arches, comprising of nine over nine pane, sliding sash windows to the ground floor and six over six panes, sliding sash windows to the upper floors.

The site comprises of three interconnected houses, a pair of large semi detached houses on Clifton and a house on Queen Anne's Road combined to form a boutique hotel, The Grange.

The subject site is a Grade II Listed Building, with associated Grade II and Grade II* listed buildings in close proximity and located in the Conservation Area of Clifton and of Bootham.

Internally the hotel has been altered over time from its earliest origins, however many Georgian fixtures and fittings remain, along with the strong sense of high quality and proportionality, key to Georgian design.

The internal spatial layout of the hotel, across all floors has been retained and the current proposals seek to reinforce this strong sense of Georgian style and substance, with the re-location of the restaurant to the ground floor from the basement, that is to the more formal spaces and the relocation of the bedrooms, to the upper floors, that is the less formal spaces.

The basement vaults are to be enclosed to create individual and private spa treatment rooms, enabling the hotel to offer additional spa facilities over and above its current offering.

This serves to more fully integrate all floors to within the hotel.

Externally the rear elevation is to be enhanced with the creation of a simple free standing car port, upon which climbing plants are to be planted and trained to soften both the new structure and the rear elevation, which is a mixture of grey brickwork and metal railings.

The large signage to the front elevation is to be removed and replaced with a simple sculptural Number 1, to the left hand side between the window, reinforcing the verticality of the elevation and the simplicity of quality design.



This shows the quality and design of the main staircase rising through the centre of the building, shallow treads, highly decorative balusters, lit by a timber roof lantern.

Significance of subject property

The subject property is an early 19th Century building, originally built as a pair of semi detached houses, with a third neighbouring house (on Queen Anne's Road) and combined to form a hotel in the early part of the 20th Century.

Built as part of the expansion of York, along one of the primary roman Roads, running north from the historic city centre, located to the north of the railway line, which arrived in York in 1845.

The fine Georgian external design and symmetry accord with the surroundings in this area of the city. Externally the two houses, fronting onto Clifton, forming the hotel are identical, with differences internally from the existing design, spatial layout and subsequent alterations as the houses' use changed to hotel accommodation and as the hotel grew in size, with the final result being the current arrangement.

The hotel has many original fixtures and fittings, from the 19th Century, along with a mix of modern insertions, which culminate in the current layout and level of detail.

This level of attention to detail from the original Georgian origins has been retained over time, through to the modern day, with many rooms having replacement replica lengths of decorative plaster cornice accurately inserted alongside the original to retain the quality and character.

The houses are a good example of Georgian styling and proportions, which along with the internal detailing retain the character of the original.

The photograph below shows the level of quality and Georgian design within the subject building, showing the decorative plaster cornice and the full height glazed French Doors, opening onto the rear balcony.

The slim glazing bars, verticality of the door openings and proportions of the glazed panes, are all typical of the elegance of Georgian style and symmetry.

It is this elegance and style that the current proposals serve to enhance, with the hotel being considered as a whole, with each floor and rooms assessed for its contribution.



This shows the Georgian style, elegance through design and symmetry.

The following list description highlights the quality and some of the finer details and historic and architectural significance of the site.

SE5952NE CLIFTON 1112-1/7/181 (South West side) 28/04/88 No.7 Bootham Grange

Grade II

Pair of large houses, now hotel. c1840. Grey brick. Welsh slate roof.

EXTERIOR: 3 storeys with cellars, 1:6 bays; bay one is set back with contemporary one-storey side wing in front angle; bays 2-7 form symmetrical facade. Corner pilasters with chamfered plinths and Composite capitals. Round-arched door surrounds to bays 4 and 5; bay 4 with original 6-panel door and 3-pane overlight, bay 5 with C20 copy. Sashes with glazing bars under brick arches; projecting sills to ground floor; moulded sill bands to upper windows. Overhanging eaves with wooden cornice on shaped brackets; hipped roof with end stacks and central ridge stacks. Side wing on left has part-glazed door in wooden doorcase flanked by sashes with glazing bars under recessed panels; string course, parapet and hipped roof. Bay one of main house has 2nd floor window as rest and hipped left end to roof. Left return: 4 bays with some blind windows. Right return: red brick.

INTERIOR: both doorways now open into a single lobby, with a C20 glazed screen wall set back from the entrance and with a glazed door opening into the stair halls which are stone-paved and now united by a wide archway. Former left house with original staircase having cast-iron balustrade with anthemion/acanthus panels between rods with entwined vines; coiled handrail; rectangular lantern. No staircase to former right-hand house. Off each stair hall is a screen with round arch on columns. Fireplace in front-left room is of grey marble with black Doric columns. Front-right room with classical marble fireplace and Greek-fret ceiling frieze. Shown on 1st OS map (surveyed 1850). (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:67).

Listing NGR: SE5972352565

The Grange is of medium historic and architectural significance and makes a positive contribution to the high quality Georgian character of the street scene and the wider conservation area.

The Grange is of low to medium social significance, making a positive contribution to the Georgian street scene and part of the narrative of the expansion of York in the 19th Century.

Surrounding Heritage Assets

Setting/Context

The immediate character and aesthetics of the immediate vicinity to the subject site have been outlined in previous sections of this statement, however the following Heritage Assets have been considered to be impacted upon with regards to the proposed internal and external alterations to The Grange, 1 Clifton, York.

An assessment of the potential impact has been outlined, for each heritage asset.

The heritage assets, Grade II listed buildings located on Clifton, in close proximity to the subject site have been assessed first, with the more distant heritage assets then assessed.

2 Clifton, attached walls and railings

SE5952NE CLIFTON 1112-1/7/178 (North East side) 14/06/54 No.2 and attached walls and railings

Grade II

House. c1825. Built by Thomas Bell and William Bellerby. Brick with stone dressings and pantiled roof. EXTERIOR: 3 storeys above a cellar and 3 bays. The windows are glazing bar sashes with rusticated stone lintels. Towards the right there is a small flat-roofed attic dormer. The central doorway has a doorcase with engaged fluted Doric columns, panelled reveals, and an overlight with diagonal glazing bars. The door has 6 raised and fielded panels. At the left there is a lead rainwater hopper and downpipe shared with No.4 (qv), which is of the same build. Chimney on right-hand gable and shared at left. INTERIOR: not inspected. SUBSIDIARY FEATURES: the garden front and right-hand side walls are of brick with stone copings. At the front the low wall supports iron railings with cast finials and contains an iron gate with turned iron gateposts which have ball finials. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:64).

Listing NGR: SE5974852594

Number 2, is located to the opposite side of Clifton to the subject site, to the east.

The house is situated to the east of the subject site, an early example of the brick Georgian houses as part of the expansion from the city centre, being of three storeys, of brick and clay pantiled roof, with sliding sash windows symmetrical across the elevation, is similar to the subject site and is of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 2, the external alterations owing to the small scale of the proposed development and the removal of the dominating signage will positively enhance the adjacent house.

4 Clifton, attached walls and railings

SE5952NE CLIFTON 1112-1/7/179 (North East side) 19/08/71 No.4 and attached walls and railings

Grade II

House. c1825, altered late C19. Built by Thomas Bell and William Bellerby. Brick with some stone dressings. Pantiled roof. EXTERIOR: 3 storeys plus attic. 3 bays. The windows to the upper storeys are glazing bar sashes with rusticated stone lintels. On the ground floor there are 2 late C19 bay windows under a continuous slate roof which forms an open porch. The left-hand bay has 2 sashed windows without glazing bars with segmental heads, and the right-hand bay has 3 similar windows. The attic is lit by a small flat-roofed dormer towards the left. The doorway has a segmental head with overlight, and a door of 6 raised and fielded panels. Muted timber gutter cornice. At the right is a lead rainwater hopper and downpipe shared with No.2 (qv), which is of the same build. Gable chimney at left and shared chimney at right. INTERIOR: not inspected. SUBSIDIARY FEATURES: the garden front wall is of brick with stone copings and carries iron railings with cast finials. These return at the right-hand side to form the boundary with the garden of No.2 (qv). The front railings contain 2 gates with turned cast-iron gateposts which have ball finials. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:64).

Listing NGR: SE5974352600

Number 4, is located to the opposite side of Clifton to the subject site, to the east.

The house is situated to the east of the subject site, an early example of the brick Georgian houses as part of the expansion from the city centre, being of three storeys, of brick and clay pantiled roof, with sliding sash windows symmetrical across the elevation, is similar to the subject site and is of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 4, the external alterations owing to the small scale of the proposed development and the removal of the dominating signage will positively enhance the adjacent house.

No 6 Clifton

SE5952NE CLIFTON 1112-1/7/180 (North East side) No.6

Grade II

Outbuilding, later shop; now house. Mid C19 with C20 alterations. Brick, mostly in English garden wall bond. Slate roof. EXTERIOR: 2 storeys. Built with a gable facing the street. On the ground floor there is a continuous timber entablature with pilasters to left and right, and a shop window with glazing bars on a brick base. At the left there are 2 recessed doors, the right-hand one of the pair set diagonally. They both have 2 raised and fielded panels, and an overlight with diagonal glazing bars. On the 1st floor there is a glazing bar sash window with a painted lintel. INTERIOR: not inspected. Included for group value with other buildings on this important street frontage.

Listing NGR: SE5973552604

Number 6, is located to the opposite side of Clifton to the subject site, to the east.

The house is situated to the east of the subject site, an early example of the brick Georgian houses as part of the expansion from the city centre, being of two storeys, of brick and slate roof, with the gable elevation fronting the street, originally a shop has a distinct character, different to that of the remainder of the street and is of **low to medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 6, the external alterations owing to the small scale of the proposed development and the removal of the dominating signage will positively enhance the adjacent house.

8 Clifton

SE5952NE CLIFTON 1112-1/7/182 (North East side) 14/06/54 No.8

Grade II

House. 1782-84; rear wing added c1830. Built for Joseph Goodlad of Harrogate. Brick in Flemish bond with painted stone dressings and hipped slate roof. EXTERIOR: 3 storeys above cellars and 4 bays. The facade has a plinth with cellar openings, ground and first floor sill bands, a storey band above the ground-floor windows, and a dentilled gutter cornice. The windows are glazing bar sashes with rubbed brick flat arches. The doorway has 4 small glazed lights above an architrave and below a cornice hood on console brackets. The door has 6 panels, the upper 2 glazed. Chimneys to left and right.

Rear: extension has 2-storey bay to right of 3-storey full-height segmental bow with hipped roof. 2-storey bay has glazed garden door in pilastered doorcase on ground floor, and round headed window above. Bow has tall 20-pane sash on ground floor, similar squatter window on first floor and 16-pane sash on second floor. INTERIOR: not inspected: RCHM records staircase with original turned balusters and fireplaces in front rooms with enriched surrounds. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975:-64).

Listing NGR: SE5972852613

Number 8 is located to the opposite side of Clifton to the subject site, to the north east.

The house is situated to the east of the subject site, an early example of the brick Georgian houses as part of the expansion from the city centre, being of three storeys, of brick and slate roof, with sliding sash windows symmetrical across the elevation, is similar to the subject site and is of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 8, the external alterations owing to the small scale of the proposed development and the removal of the existing dominating signage will positively enhance the adjacent house.

The White House, 10 Clifton

SE5952NE CLIFTON 1112-1/7/183 (North East side) 20/08/70 No.10 The White House

Grade II

House, now offices. Early C18; heightened late C18, extended early/mid C19 and altered later. Stucco with slate roof. Earlier part of facade 3 storeys and 4 bays with a central doorway. EXTERIOR: additions to each side are of 2 storeys: of 2 bays to the left and one to the right. The windows are glazing bar sashes. The 1st and 2nd floor windows in the 2 bays to the left of the door have been replaced by a C19 2-storey canted bay window. All the windows, except those to the canted bay and those on the 2nd floor, have external shutters. The doorway has a fanlight and a doorcase of engaged fluted Doric columns with a triglyph frieze and cornice. The door has 6 raised and fielded panels. Chimneys on left-hand gable, and, in front of ridge, to each side of central 3-storey part of building. INTERIOR: not inspected. RCHM records late C18 curved staircase with stone treads and plain iron balusters, and some Adam style fireplaces. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975:- 65).

Number 10 is a prominent white stucco building to the north east of the subject building.

The building is an early example of the brick Georgian houses as part of the expansion from the city centre, being of three storeys, of stucco and slate roof and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 10, the external alterations owing to the small scale of the proposed development and the removal of the existing dominating signage will positively enhance the wider street scene.

11 Clifton and railings

SE5952NE CLIFTON 1112-1/7/184 (South West side) 09/12/88 No.11 and attached front railings

Grade II

House with attached railings. c1832. Railings by William Walker of Walmgate. Grey brick. Welsh slate roof. EXTERIOR: 2 storeys with attic, 4 bays; one-storey, one-bay side wing on left. Pedimented wooden porch to bay 2 encloses 4-panel door; other bays and 1st floor have projecting sills to sashes with glazing bars under flat arches. Overhanging eaves; inserted dormer over bay one; yellow-brick end stacks. Side-wing on left has small sash with glazing bars under recessed panel and coped parapet which conceals lean-to roof. Rear: round-headed stair window. INTERIOR: stairhall has diamond-shaped paving with black inserts; three mahogany 6-panel doors in simple architraves; contemporary staircase with wave-form iron balusters to coiled handrail on newel post. Ground-floor rooms on right have differing cavetto/fluted ceiling cornices. SUBSIDIARY FEATURES: front railings set in quadrant plinth walls flank the porch and have fine bars set between cylindrical posts linked by chains; square, open-sided, end piers. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:67).

Listing NGR: SE5970452584

The house is situated directly to the north of the subject site, a contemporary example of the brick Georgian houses as part of the expansion from the city centre, being of two storeys, of grey brick and slate roof, with the front elevation fronting the street, set back behind a set of railings and a curving parking area, which creates a distinct character within the street, different to that of the remainder of the street and is of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to Number 11.

The external alterations owing to the small scale of the proposed development will have a limited impact however the removal of the existing dominating signage will positively enhance the adjacent house.

The following properties are located a greater distance from the subject site to the south, with some located within the adjacent Bootham Conservation Area, however have been considered within the potential area of influence and impact of the proposed development of The Grange and have been assessed accordingly.

67 and 69 Bootham

SE5952NE BOOTHAM 1112-1/7/90 (North East side) 19/08/71 Nos.67 AND 69
(Formerly Listed as: BOOTHAM Nos.67-73 (Odd))

Grade II

Two houses, now house and shop. Early C19 with C20 alterations. Brick with plain tile roof. EXTERIOR: 3 storeys plus attics. 2 bays. The windows are glazing bar sashes. The first floor windows, and the ground-floor window of No.67, at the right, are bowed with panelled friezes. 2 attic dormers. The ground floor of No.69 has a timber shopfront flanked by pilasters. No.67 retains its original doorway, to the left of the ground-floor window, with reeded pilasters, a fanlight, and a 6-panel door. The gutter is supported on paired rectangular brackets. Chimneys on right-hand gable, between houses, and shared at left. INTERIOR: not inspected. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:62).

Listing NGR: SE5978552559

The houses are located to the south east of the subject site.

The buildings are contemporary to the subject building and form part of the early expansion of the city following the arrival of the railway, comprising of brick and plain tile roofs, set over three storeys. The design is typical of the street scene and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

71 and 73 Bootham

SE5952NE BOOTHAM 1112-1/7/92 (North East side) 19/08/71 Nos.71 AND 73
(Formerly Listed as: BOOTHAM Nos.67-73 (Odd))

Grade II

Two houses, now house and shop. Early C19 with early C20 alterations. Brick with plain tile roof. EXTERIOR: 3 storeys. 2 bays. The windows are glazing bar sashes. The 1st floor windows and the right-hand window on the ground floor, to No.71, are bowed. The ground floor of No.73 has an early C20 timber shopfront with fascia and cornice. The doorway to No.71, to the left of its ground-floor window, has a doorcase with reeded pilasters and semicircular overlight. The door has 6 raised and fielded panels. The timber gutter is carried on paired rectangular brackets. At the right there is a lead rainwater hopper and downpipe. Central ridge chimney, and shared chimney at right. INTERIOR: not inspected. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:62).

Listing NGR: SE5977452569

The houses are located to the south east of the subject site.

The buildings are contemporary to the subject building and form part of the early expansion of the city following the arrival of the railway, comprising of brick and plain tile roofs, set over three storeys. The design is typical of the street scene and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

75 and 77 Bootham

SE5952NE BOOTHAM 1112-1/7/93 (North East side) 14/06/54 Nos.75 AND 77

Grade II

Formerly known as: Nos.77 AND 79 BOOTHAM. Two houses, now shops, flats and guest house. Dated 1770; extensively altered in C20. Brick in Flemish bond with some painted stone dressings. Slate roof. EXTERIOR: 3 storeys and 5 bays, with a 1st floor sill band. No.77 has a C20 shopfront on the ground floor with a corner doorway and plate glass display windows to the front and left-hand return walls. On the 1st floor there is a wide C20 bay window which interrupts the sill band. The 2nd floor windows are C20 casements with external louvred shutters. No.75 has glazing bar sash windows to the upper storeys and a C20 shopfront below. The central bay has windows with external louvred shutters, a sashed 2nd floor window, and paired doorways with a dentilled cornice hood, enriched frieze, and carved console brackets. The glazed doors are C20. To the left of the central bay is a rainwater pipe with a lead hopper dated '1770'. The gutter cornice is modillioned and dentilled. 2 axial chimneys on ridge. INTERIOR: not inspected. RCHM records original staircase in No.75 with turned balusters and newels. No.77 (formerly No.79) was first listed 19/8/71. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:62).

Listing NGR: SE5976752581

The houses are located to the south east of the subject site.

The buildings are late 18th Century and early examples of the Georgian expansion, comprising of brick and slate roofs, set over three storeys. The design is typical of the high quality retail and residential mixed street scene and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

82 and 84 Bootham

SE5952NE BOOTHAM 1112-1/7/96 (South West side) 24/06/83 No.84 (Formerly Listed as: BOOTHAM Nos.82 AND 84)

Grade II

Marked on OS map as Nos 82a and 84. Two houses, now shop and flats. Early C19 with later alterations. Grey-brown brick, and stucco, with painted stone dressings. Slate roof. EXTERIOR: 3 storeys plus attic. Main facade 3 bays, with painted chamfered quoins at the left, and a timber gutter on brackets. The windows are sashed with rough brick arches. The sashes of the left-hand bay have glazing bars; the other sashes are without glazing bars. The right-hand bay contains a late C19 timber shopfront with reeded pilaster sides. In the central bay there is a 4-panel door with overlight, panelled reveals, and an Ionic pilaster doorcase. Chimneys in front of ridge at right and to right of 1st bay. The left-hand (south-east) gable wall, to Bootham Terrace, is stuccoed and has one bay to each side of a round-headed stair window. The left-hand bay has blank window recesses and the right-hand bay has no window on the ground floor and glazing bar sashes above. The attic is lit by two C20 casements. On the ground floor there are small round window openings to each side of the central doorway. This has an Ionic pilaster doorcase and a C20 glazed door. INTERIOR: not inspected.

Listing NGR: SE5979952508

The houses are located to the south east of the subject site.

The buildings are contemporary to the subject building and form part of the early expansion of the city following the arrival of the railway, comprising of brick and plain tile roofs, set over three storeys. The design is typical of the high quality retail and residential mixed street scene and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

Ingram House

SE5952NE BOOTHAM 1112-1/7/97 (South West side) 14/06/54 No.90 Ingram House

Grade II*

Almshouses, now flats. 1630-32 with re-set C12 archway; extensive repairs in 1649; altered 1958. Narrow red brick in English bond with limestone ashlar plinth and dressings of painted stone and render. Plain tiled roof. EXTERIOR: almost symmetrical, with a central one-bay 4-storey tower and with 2-storey ranges to left and right, each with 5 houses of one bay each. The left-hand range has a doorway to the left of each ground-floor window, and the right-hand range has the doorways to the right. Above the ground floor there is a painted moulded string course. The windows have 2 leaded casement lights and surrounds of painted render. The ground-floor windows have external timber shutters and the 1st floor surrounds are rebated and chamfered. The doorways have chamfered surrounds with false 4-centred heads. The central tower has a ground-floor window to the left of the doorway, and a smaller square 1st floor window. The re-set doorway is of limestone and has a round arch of 2 orders with a label, all enriched with nail-head ornament. The tower roof is hidden by a parapet with coping, and chimneys rise at all 4 corners. INTERIOR: not inspected. RCHM records that most of the C17 internal fittings were removed c1958 when converted to flats. HISTORICAL NOTE: built by Sir Arthur Ingram of York, who died in 1640. Badly damaged in the siege of York. The archway came from the demolished part of Holy Trinity Priory church, Micklegate, and was incorporated in the almshouses when they were first built. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:49).

Listing NGR: SE5977652530

The almshouses are located to the south east of the subject site.

The almshouses are of Grade II* of high quality and date from the early 17th Century, comprising of brick and stone construction and plain tile roofs, set primarily over two storeys. The almshouses have a distinct character and dominate the street scene, set on the south west side of Bootham to the south of the subject site and although not is the same view, are one of the high quality heritage assets in close proximity to the subject site.

The almshouses are unique within this street scene and can be considered of **medium to high** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

Railings to The Churchill No. 65 Bootham

SE5952NE BOOTHAM 1112-1/7/89 (North East side) 19/08/71 Garden railings and gate piers to No.65 (The Churchill) (Formerly Listed as: BOOTHAM Garden railings and gate piers of No 65 (Record House))

Grade II

Railings, piers and gates. c1840. Made by John Walker of Walmgate for John Clough. Sandstone ashlar and brick with wrought and cast-iron. Bordering Bootham there are 9 piers of rectangular plan linked by low stone copings with railings, except between the 1st and 2nd piers from the left and between the 3rd and 4th piers, where there are iron gates. The right-hand pair of gates appears to be a C20 replacement. The railings have finials with anthemion ornament. The piers have semi-cylindrical caps, their semicircular front elevations carved with honeysuckle decoration. The faces of the piers have incised Greek fret ornament. Bordering Grosvenor Terrace there are no intermediate piers and the railings are set on a brick wall with stone coping. Included for group value as an integral part of No.65 Bootham, The Churchill (qv). (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-:62).

Listing NGR: SE5980152535

The railings have been included for completeness and are located to the south east of the subject site.

They are typical of the street enclosure and decoration on Bootham and Clifton and can be considered of **medium** architectural, historic and social significance.

The proposed internal alterations will have no impact to the railings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

The Churchill No.65 Bootham

SE5952NE BOOTHAM 1112-1/7/88 (North East side) 19/08/71 No.65 The Churchill
(Formerly Listed as: BOOTHAM No.65 Record House)

Grade II*

House, now hotel. c1827. Sandstone ashlar facade with white brick side walls and red brick rear walls and chimneys. Hipped slate roof. EXTERIOR: 2 storeys with attic and cellars. Façade symmetrical, of 2 storeys with one bay to each side of a bowed centre, and with a plinth, a moulded 1st floor sill band, and overhanging eaves. The windows are glazing bar sashes. Those to the outer bays have architraves, with cornices to those on the ground floor. The bowed centre has 3 windows on each floor. Those on the ground floor have semicircular heads and moulded imposts, and those on the 1st floor have architraves. Rising above the centre of the roof is a timber lantern of rectangular plan with 3 glazing bar sash windows facing forwards and with a chimney at each of its 4 corners. The left-hand return wall is of 3 bays and has glazing bar sash windows with stone architraves. To the left of the entrance there is a small window which is sashed without glazing bars. A port-cochere is carried on square piers and has a plain entablature. The door has 4 panels, and flanking lights. Set back to the right there is a 3-storey bay of red brick which is the side wall of a rear wing. It has glazing bar sash windows. The right-hand return wall (facing north-east) is of 5 bays and has cellar windows. At the rear of the building a small yard is enclosed by single-storey outbuildings and by a brick wall which carries cast-iron railings which have finials with anthemion ornament. INTERIOR: the stair hall rises through the full height of the building and is lit by the central lantern. The staircase has cantilevered stone treads and has cantilevered 1st floor landings on 2 sides. The cast-iron balustrading is enriched with honeysuckle ornament. Below the lantern light there is a band of richly moulded plasterwork with cornucopias and foliage. The ground-floor room which occupies the central bow has a curved white marble fireplace with sides decorated with foliage patterns and with paterae on the frieze. The circular border to the ceiling also has foliage decoration. (An Inventory of the Historical Monuments in the City of York: RCHME: Outside the City Walls East of the Ouse: London: 1975-: 62).

Listing NGR: SE5981952562

The Churchill is a dominant high quality building in close proximity to the subject site are located to the south east of the subject site.

The Churchill is of Grade II* of high quality and date from the early 19th Century, contemporary with the subject site, comprising of stone construction and slate roofs, set primarily over two storeys.

The Churchill has a distinct character and dominates the street scene, set on the north east side of Bootham to the south of the subject site and although not is the same view, are one of the high quality heritage assets in close proximity to the subject site.

The Churchill was built as a Military Records Office and is distinct within this street scene and can be considered of **medium to high** architectural, historic and social significance.

The proposed internal alterations will have no impact to any external adjacent buildings.

The external alterations owing to the small scale of the proposed development will have limited impact however the removal of the existing dominating signage will positively enhance the wider street scene and conservation area.

The proposals have been designed in order to ensure that the surrounding historic houses and other heritage assets, gates and are not detrimentally affected.

Any proposals to the subject site or any building in this area could potentially impact a number of historically significant buildings and detrimentally impact the overall street scene and character of the area.

The internal alterations only affect the subject site and have no impact on the adjacent buildings.

The Conservation Area of Clifton and Bootham have been considered as a part of the application.

Clifton Conservation Area

The following aims to highlight the significance and impact of the current proposal on the Conservation Area, as a heritage asset, including the value of the Listed Building detailed above and the other significant unlisted heritage assets/buildings within the vicinity of the subject site.

A desk top study of the City of York Council Conservation Area No.2 Clifton and Bootham, which bounds the Clifton Area has been carried out and the findings summarized below, as it relates to the subject site and its proposals.

The Conservation Area was originally designated in 1968 with further reviews and extensions, in 1975 and 2002, with the Area being extended from the Central Historic Core through to the village green.

The original conservation area focused on the heritage assets centred around the core of the village of Clifton, which is a distinctly different and more rural character than that of Clifton, extending south towards Bootham and the city centre.

The character of Clifton, has been defined as comprising four elements:-

1. “Clifton Green, with its rural village character...”
2. “the large Georgian, Victorian and Edwardian villas in the area....”
3. “the groups of trees in roadside verges....”
4. “the generous spaces between building which typify the area.”

The statement continues to further define the specific character around the subject site as follows:-“ This is characterized by late Georgian town houses and Regency villas fronting onto Clifton....” The subject site clearly forms an integral part of the character of the area and the street scene, which formed during the early and mid 19th Century expansion of the city outside the town walls, as part of the arrival of the railway in 1845.

The area had been previously developed to a lesser degree previously however the siege of York in 1644, resulted in many of the building being destroyed, with Ingram House (almshouses) being one of the few survivors.

The area was subsequently developed to the north of the railway line, which approximately forms the boundary between Bootham and Clifton.

The subject site is located to the south west of the road and to the southern end of the Area, at the junction of Clifton, Bootham, Queen Anne’s Road and Bootham Crescent.

The subject site helps to define the character of the Clifton Area, moving north from the city centre, with the dominant buildings of Ingram House to the south and The Churchill to the south east, defining the high quality buildings of the northern end of Bootham area as the Roman Road out of the city transitions from a mix of retail, commercial and residential to a more residential area, with wide open tree lined streets to the north.

It is with this in mind that the current proposals have been designed, giving careful consideration to the existing building, but to its neighbours and the wider area.

The designs tried to ensure that the proposals were wholly appropriate in terms of design and spatial layout for this fine Georgian building, but also for its contribution to the street scene and character of the area, ensuring the external alterations enhanced both the continuing use of the building as a hotel, but enhanced the quality of the architecture of the street scene.

Summary of Significance and impact on Heritage assets

It must be highlighted that this proposal does not involve the loss of any heritage asset or significant harm to the historic fabric and therefore the question is, as to whether the proposal causes harm to the heritage assets or their significance or their setting, which will be addressed in the following section.

Impact of Internal proposals

The works to the basement involve the removal of the restaurant dining area and the creation of five treatment rooms set within the existing brick vaults. The proposal serves to separate each vault from its neighbour to create private treatment rooms, linking to a communal corridor. Each vault would be enclosed from its neighbour with a new partition to create the sense of enclosure whilst retaining the overall inherent character of the vaults. The spatial layout is retained and the partitions are readily removable, with no damage or loss of historic fabric.

This will involve no loss of historic fabric and will not affect the character of the vaults in any way, but simply allow better more flexible uses of the existing spaces.

The other works to the basement floor involve the removal of modern doors and frames and short lengths of modern partition all part of the previous works to the hotel, with openings infilled with traditional masonry and plaster to match the existing.

These alterations will not involve the loss of significant historic fabric and provides a more useable space within the basement floor of the building and enable the provision of Spa facilities within the hotel.

The ground floor works are led primarily by the relocation of the restaurant dining area from the basement to this floor, located at the front of the building. The alterations relate to the removal of two bedrooms on this floor, which were formed from the subdivision of an original formal room. The proposal seeks to reinstate this single room to its original Georgian proportions returning it to a more formal and appropriate dining use, with no loss of historic fabric and a restoration of the spatial layout.

The other works to the ground floor involve the removal of modern doors and frames and short lengths of modern partition all part of the previous works to the hotel, with openings infilled with traditional masonry and plaster to match the existing.

These alterations will not involve the loss of significant historic fabric and provides a more useable space within the ground floor of the building, returning many areas to a more formal use, along with the insertion of a new second staircase adjacent to the existing formal historic staircase to provide access to the basement kitchen. The staircase is a simple insertion, to provide access between the relocated restaurant dining area and the basement kitchen, with no loss of significant historic fabric or detrimental impact on the spatial layout of the building.

The alterations throughout the building serve to as far as is practicable return the historic rooms to their original size and proportions, along with the reinsertion of historic features to replicate those previously lost or terminated. Rooms affected have been highlighted within the application drawings, with openings, existing and new carefully considered to ensure that they are only having positive impacts upon the historic integrity of the building and the continued use of the building as a hotel.

The aim of the alterations is to ensure that the Georgian grandeur and status is retained, authentically, whilst offering the facilities of a modern hotel.

The proposals to the first floor, similarly to the lower floors, involve minor internal alterations, to create an additional two bedrooms within two interconnected drawing rooms, along with the alterations to existing door swings and the removal of modern doors, frames and short sections of modern partitions to enhance the circulation space and flow around the building.

The installation of the new en-suite bathrooms to the first floor have been designed to be incorporated into mirror boxes, fitted within the rooms without touching or impacting upon the walls or ceilings of the historic original room layout.

This will involve no loss of historic fabric and no significant impact on the spatial layout of the original house.

The intention with these alterations is to alter the room layout to more accurately reflect the quality of the historic rooms and their proportions, whilst providing simple but accurate detailing to the opening treatment.

This again involves no loss of historic fabric and serves to enhance the internal space of the building and its useability as a modern hotel.

Any perceived harm by these alterations can be considered to be less than substantial owing to the small scale of the proposals and the fact that the majority of the alterations relate to modern interventions, retaining the historic fabric and with the spatial layout unaffected.

The general re-ordering of the bedrooms, dining and spa facilities throughout the building, will have no detrimental impact on the historic integrity or character of the buildings, with service and functional rooms retaining their identity and with the more formal rooms being positively enhanced, by being returned to that use status by the proposals.

The internal alterations will have no impact on the adjacent buildings or the wider conservation area, they will only have any impact upon the subject building.

Impact of external proposals

The external proposals comprise of the following elements:-

Removal of lettering “The Grange Hotel” from the front elevation and its replacement between the left hand side windows with a sculptural Number 1. This will result in the dominance of the large individual lettering being removed from the building, returning the front elevation to a more traditional styled domestic arrangement. The new signage reflects the subtle simplicity of design for the future of the hotel.

The sculptural Number 1, will be located between the existing windows to the left hand side of the entrance, maintaining the uniformity of the elevation, whilst respectfully providing simple signage for the building and maintaining the verticality of design, respecting its Georgian origins.

The installation of the free standing car port to the rear elevation, complete with the addition of climbing shrubs, will serve to provide dedicated parking to the rear of the building, with the framing respecting the simple design of the cast iron railings to the front elevation and the planting softening the brickwork elevation, complementing the soft landscaping and natural environment of the street scene surrounding the subject site.

The car port is free standing and readily removable with no loss of historic fabric in installation or removal.

Metal grille covers are proposed to be installed over the existing front lightwell, which would also serve to provide a terraced area to the morning room, this would allow additional external space, whilst maintaining natural light into the basement.

The design is complementary to the existing metal railings which form an integral part of the street scene and make a significantly positive contribution to the street scene.



This shows the rear elevation and the car parking again the rear elevation. The proposal is to provide a freestanding car port complete with visually softening climbing plants.

The rear elevation is only afforded direct views form within the car parking area and glimpsed views from within the public realm.

The simple car port design, signage and lightwell grille are proposed to be constructed in traditional and wholly appropriate materials for inclusion within a significant Listed Building and within the Conservation Area, serving to enhance both the building, its use and the street scene.

The significance of the surrounding and thereby affected heritage assets has been outlined above, with the detailing of the property/heritage asset itself and the overall significance of that asset and its standing within the street scene and the Conservation Area.

The proposed minor external alterations on this historic property will not have a detrimental effect on the significance of the building or the wider Conservation Area, owing to its traditional design, detailing and use of traditional materials.

The aim is to enhance the subject property, in terms of its business use, its character and quality and to contribute to securing its long term future.

National Planning Policy Framework

Policy 16

Conserving and enhancing the historic environment

The NPPF states in paragraph 189 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. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

In this case the application Heritage Statement addresses the historic and architectural significance of the subject site and specifically the principal details of the subject building and the surroundings and the potentially affected surrounding area to a level proportionate to the potential perceived harm of the proposals.

The grade II listed building, in a primarily residential area, can be considered as of **medium** historic and architectural significance.

The subject site makes a positive contribution to help defining of the character and historic significance of the Georgian street scene and expansion of the city.

In paragraph 190. Local planning authorities are encouraged to *“...identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*

In this case the design of the proposals will serve to enhance the overall use and enjoyment of the subject building and to enhance the surrounding heritage assets and positively enhance the views and contribution to the street scene, with no loss of historic fabric.

With regards to the consideration of the potential impacts of development to a heritage asset, under paragraph 193 the previous planning advice and considered design has ensured that the impact of the development ensures the wider heritage asset is enhanced.

It states "...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

As highlighted above the subject site is of **medium** significance and as there is no loss of significant historic fabric and the original building is being enhanced in terms of use and aesthetics, any harm can be considered less than substantial and the public benefits of the retention of the long term use of the building for hotel guests and its positive contribution to the wider area and social history of the city outweighing that harm.

Under paragraph 194. "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

In this case the justification is detailed within the Heritage Statement and is proportionate to the medium significance of the subject site and the low impact of the proposals upon the building and the wider setting. There is no loss of historic fabric and enhance and restoration of the Georgian proportions of the spatial layout.

Under paragraph 196. "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."

The site is a designated heritage asset. The public benefits have been outlined within the Heritage Statement, being to ensure the long term use of this historic building, with a long term purpose as a high quality hotel, which will ensure its ongoing maintenance and positive contribution to the street scene, the conservation area and the architectural and social history of the city.

The proposals provide this, without detrimentally impacting the surrounding heritage assets and the character of the area.

Summary

The overall high quality of design of the proposed internal and external alterations is to complement the existing high quality Georgian building, whilst enhancing the facilities of the hotel and the enjoyment of the guests. The three houses have been operating as a hotel for many years, with only minor alterations carried out internally and fewer still externally in order to reinforce the significance of this building and its position in Clifton and York's history.

These proposals will seek to help ensure the continued use of the building as a modern hotel, with spa facilities, by improving the visitor experience and improving the overall facilities and circulation and flow around the hotel, without compromising the historic origins of the building or the loss of historic fabric or character.

The design of the internal and external alterations and specification of materials are all appropriate on a Listed Building and within the Conservation Area.

As such all the alterations have been designed to accommodate the needs of the modern hotelier and the demands of a Grade II listed building, retaining its historic integrity and character, whilst providing a long term modern viable use.

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