

HERITAGE STATEMENT

70 Clifton, York, YO30 6AW

This statement forms part of a planning & listed building application blocking up 1 conservation velux windows to front roof elevation. In addition to a reducing the gap of a wall between kitchen and dining room.

These were suggestions made by Mr Carruthers following a site visit to the property.

It is not a standalone document it must be read with the plans which constitute the principle information.

1. INTRODUCTION

1.1. This Heritage Statement has been prepared to support an application for Listed Building Consent for removal of a Velux windows and the reduction of a gap in interior wall on ground floor.

2. PROPOSAL

2.1. Planning permission is (retrospectively) sought for 2 elements: 1) removal of a velux windows to roof elevations and replacing with original roof tiles. 2) Internal alterations to the existing dwelling, that is reduction of a gap between kitchen and dining room at ground floor.

3. IDENTIFYING THE HERITAGE ASSET

3.1. 70 Clifton, York is Grade II listed 14 March 1997. National Grid Reference: SE 59521 52841

The description of the listing states;

House, now subdivided. c1800, extended in mid C19; reduced in height and repaired following Second World War bomb damage. Buff-orange brick in Flemish bond at front, rendered elsewhere, on stone plinth; rendered quoins and timber doorcase; rendered stacks with brick cornices to pantile roof. EXTERIOR: 2-storey 4-window front. Central doorcase of fluted pilasters with impostes and dentilled pediment has door of 6 raised and fielded panels and radial fanlight recessed in panelled reveal. All windows are 12-pane sashes with slender glazing bars, painted stone sills and flat arches of rubbed brick, those to right of orange colour. Entrance to No. 68 is a glazed and panelled door beneath flat bracketed hood in right return. Ground floor windows on left return are 12-pane sashes with cambered heads; elsewhere they are C20 replacements. INTERIOR: RCHM record that a ground floor room in No. 68 contains a late C18 fire surround reset from No. 56 Skeldergate (qv). (An Inventory of the Historical Monuments of the City of York: RCHME: Outside the City Walls East of the Ouse: HMSO: 1975-1994).

(sourced from historicalengland.co.uk)

3.2. The property was listed in 1997

4.0 ASSESSMENT OF IMPACT AND MITIGATION

4.1 The elements of the proposals and their likely impact and mitigation proposed can be assessed with regard to the specific elements of the scheme. These are addressed below:

4.2 Replacing velux with original roof tiles of same material.

4.3 The internal works to the ground floor of the property are minimal. The reduction in gap was recommended by planning team.

5. CONCLUSIONS

5.1 It is considered that the proposed alterations are sensibly designed, proportioned and respects the setting, character and appearance of the listed building. Material for the roof tiles are in keeping with the nature of the listed building status and location of property.

