

HERITAGE STATEMENT

PROPOSED INTERNAL ALTERATIONS AND REPAINTING OF SHOPFRONT

52 LOW PETERGATE

YORK

YO1 7HZ



CLIENT: FAT HIPPO GROUP

OUR REFERENCE: 22 23

1.0 INTRODUCTION

- This Heritage Statement has been prepared on behalf of the applicant, namely The Fat Hippo Group.
- The statement is to be read in conjunction with the following drawings:
Existing:
 - 22 23 01A
 - Site Location PlanProposed:
 - 22 23 02A
 - 22 23 03A
 - 22 23 04A

2.0 THE APPLICATION SITE:

- The site is currently operated by Jimmys
- The subject property is set over Lower Ground, Ground & First Floors.
The Ground & First floors provide customer areas, seating, bars etc.
The basement essentially accommodating staff facilities and Kitchen.
- The site is located on the North side of Low Petergate, with the principal entrance and elevation facing Low Petergate itself.
- The subject premises is a Grade II* listed building.
Refer to Heritage Statement for further details.

3.0 PROPOSALS:

- The proposals consist of the following elements:
- **Repainting the shopfront to the principal Low Petergate elevation (front elevation).**
The shopfront is currently red, this is to be re-finished Black.
- **General minor internal alterations**
Principally these elements include:
Breaking out of existing internal wall within Lower Ground Floor to create 'pass' from Kitchen.
Breaking out of First Floor wall to create more open plan seating area.
Carefully removing existing plaster within stairwell and Restaurant areas to expose existing brickwork.
Re-tiling WC's and certain localised areas.
General re-decorating.

4.0 NATURE OF ASSET

- The subject building has been designated Grade II* listed status by English Heritage, and is therefore regarded as important and 'more than special interest'.
- The building was originally a dwelling.
List entry No 1257433
- Name The Adams House
- Grade II*
- Date Listed 14th June 1954
- UID 463894
Description Formerly known as: No.75 The Adam's House LOW PETERGATE. House, now shop. Dated 1772, converted to shop later. For the Dean and Chapter. Orange-brown

brick in Flemish bond on slate veneer plinth; timber shopfront, doorcases and cornice; slate roof with stone copings and brick stacks: rooflight at rear. EXTERIOR: 3-storey 4-window front. To right, door of 6 raised panels and patterned radial fanlight in round-arched architrave are recessed in panelled reveal of original doorcase with pilaster jambs, fluted impost band and dentilled cornice on attenuated grooved brackets. Replica door and doorcase inserted in blocked former carriage arch to left. Both doors approached by flights of moulded steps. 3-light shop window has similar surround with plain entablature. Windows on first floor are 12-pane sashes with painted stone sill band; on second floor, squat 6-pane sashes with painted stone sills: all have flat arches of orange gauged brick. Dentilled and modillioned moulded cornice, returned at right end, has dated inverted bell rainwater head, surmounted by the elephant crest of Dean Fountayne. Rear: staircase sash window with Gothick glazing. Other windows are various sashes, squat on second floor, with cambered arches. Some windows blocked. INTERIOR: not inspected. RCHM record principal and secondary staircases with turned balusters. First floor front room has fireplace with side scrolls and frieze enriched with paterae and fluting; moulded cornice. Many other rooms retain original cornices and fireplaces. (City of York: RCHME: The Central Area: HMSO: 1981-: 187)

- The building also lies within character area 10 'The Medieval Street' zone to the north of the York central historic core Conservation Area and on the border with area 9 'The Minister Precinct'.
- The setting of the site adjacent to the Minister.
- Low Petergate and Stonegate are acknowledged as being 'principal streets' with the conservation area appraisal stating "These have been the most important since the Roman occupation and their prosperity during the Middle Ages is reflected in their width and building types. Shops sold luxury goods and there were many book shops and coffee houses"
- The area is a key streetscape within the city, which receives high footfall all year.
- The principal front elevation on to Low Petergate comprises 4No bays. Bay 1 is a former carriageway, with the original archway still evident.

- The central bays incorporate the glazed shop front. The runs full height from plinth to fascia.
- The shopfront currently incorporates a painted timber signage fascia.
- The main entrance is located to the right hand side of the elevation.
- Both doors are accessed by external steps.
- Brickwork is of Flemish bond.
- Windows to First (6 over 6) & Second Floors (3 over 3, not part of application building) are traditional painted conservation sashes,
- Internally it appears that alteration works have been considerable undertaken in the past.
- Internal images have been provided within Appendix A.

5.0 **ASSESSMENT OF PROPOSALS/ IMPACT UPON THE ASSET.**

- As previously mentioned within this report, the interior has been refurbished and re-finished several times. These alterations make it difficult to distinguish original features and finishes. In particular the heavily patterned internal wallpaper mask many features.
- The building is of historic and architectural importance and is set within a key streetscape within the city.
- The building retains significant local value.
- The building is a relatively typical example of 18th Century domestic property.
- It would appear that no original walls or ceilings are currently exposed/ evident.
- The shopfront repainting will result in a neutral impact upon the asset. The colour change can not be seen as negative.
- The internal alteration within the Lower Ground Floor we believe will not create any harm to any historical or Architectural features within the building.
The alteration will ensure that the asset can be sustained and utilised for its current use. It should also be noted that no original features are currently exposed or evident within the basement, in fact all surfaces are concealed with hygienic cladding.
We believe that any harm would be outweighed by the positive in terms of the building operation and ultimately future sustainability and conservation.
- Re-tiling of WC's and specific areas of tiling throughout would result in no loss of value as these finishes are more modern and of no heritage value.
- Existing floors are to be retained, some areas of timber are to be sanded and sealed accordingly. The original stone flags within the entrance area will be retained and exposed.

- Where existing masonry surface covering is to be removed, this is to be undertaken in a careful and considerate manner.
It is recommended that a small section of the existing plaster is removed to establish whether it is a lime or cement based.
Assuming acceptance, removal of the plaster will further reveal an original building feature, which can only be viewed as a positive in celebrating the historical and architectural interest within the building.
- Removal of a section of internal partition within the First Floor will create a much more flexible and customer friendly internal space. Due to the existing wall finishes, it is not possible to determine any existing finishes.
The removal would be undertaken in a careful manner.
Where the new opening is evident, this will incorporate exposing the underlying brickwork below and exposing the newly installed supporting steelwork.
This will enhance and highlight the opening and clearly distinguish new works from existing.
We believe any negative impact would be outweighed by the positive relating to the internal use of the building and its long term conservation.
- The proposals do not affect any of the key features, cornicing, window surrounds, windows etc.

6.0 **CONCLUSION**

- The proposals accord with Local and National Policy.
- The proposals clearly relate to a building of special architectural and historical interest, within a historical setting, however we believe that the positives outweigh any potential harm in relation to the asset and wider conservation area.
- The proposal will aid in conserving and enhancing the viability of the building.
- The proposals could be viewed as natural progression and evolution of a historic heritage asset