

Swift, Deborah

From: Hanson, Guy on behalf of DM Conservation and Architecture
Sent: 15 November 2023 10:32
To: Potter, Elizabeth
Cc: planning.comments@york.gov.uk
Subject: RE: Planning Application Consultation 23/01940/FUL at Town Farmhouse 25 Church Lane

Morning Elizabeth. I confirm this one is allocated to me. I reconfirm my assessment during enforcement 23/01247/PLANSH that I would not support raising of the roof. Pasted as a postscript below are my comments to CYC Enforcement Officer Trudi Forrest at the time (08/09/2023) for reference. As part of this application a few updates to these comments are noted below:

- Drawing B/111-205D has been produce to quantify the proposed roof raising as 0.322m. My initial assessment was that the raised roof would be approx. 0.5m. The current unapproved beam appears to be accurately located in the drawing but I doubt the ridge tile will be constructed as drawn. It is usual for a ridge tile to bed itself on top of the tiles, and allowing for further construction tolerances it will be higher than this. If we wait and see and I'm right it will be very difficult to enforce again if we accept this.
- I anticipated during enforcement that this raising of the ridge would also raise the eaves which would be a further concern. This has been largely avoided by pushing the ridge point asymmetrical to the back of the chimney (which is odd and not supported in itself) but there does appear to be some minor raising of the eaves. This should be clarified.
- The contractor emailed me yesterday about approving additional bricks. I don't think this is part of this application?
- There are some other minor alterations to the rear compared to the previously approved scheme (lantern added to the extension; minor window alterations; chimney removal). They are not assessed here in detail as they are not the substantive issue, beyond: lantern ok, windows should be more like the host building with further sub division; chimney is likely part of the collapsed fenestration(?) and there is little purpose in rebuilding it.

In summary, I recommend refusing this application.

Regards

Guy Hanson | Design, Conservation & Sustainable Development Manager
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City of York Council | Design, Conservation & Sustainable Development |

Enforcement comments. 08/09/2023:

My assessment of the building:

- The building appears to originate from the mid 19th century at the latest. Likely earlier. This is evidenced by its compositional appearance; by mapping (extract below is from 24 inch OS published 1893- earlier mapping is part damaged in this location); and by its construction, such as use of narrow clamp bricks. The house appears to have had a number of historic remodels. Apart from the obvious side extension, the house appears to originally have been much shallower in plan, with an earlier steeper rear pitch originating from a similar ridge height, superseded by a later widening on plan and shallower roof pitch added. This layering of can be seen in the internal brick revealed by the collapsed rear elevation. The steeper pitch remains to the front.
- This makes 25 Church Lane an important (non designated) historic building, positively contributing to the character of the conservation area. In this particular location on the this side of street it is one of only a few remaining older buildings.

Design Assessment & Recommendation

- A completion of the roof, based on the existing steel beam location, even assuming the current new timber rafters were removed and lowered from their current position on top of the beam and placed in the web of the beam, would ultimately lead to my assessed raising of the roof by at least 0.5m (remembering that for the roof to reach a point it must continue above the width of beam to do so). This is evidenced in the photo extract below which can be compared with photos from before the damage occurred.
- This raising would be detrimental to the design integrity of the original building and to the character of the street scene. It would uncharacteristically raise the eaves above the current window heads and part subsume the chimneys so they would stand out less.

Discussion on site

- I advised Mr Marks of the above and with some reluctance he agreed not to raise the roof and to return the roof to its pre collapse geometry.
- I recommended that this did not occur immediately because the beam is now bracing the precarious building gables. I recommended that the beam is not removed until rebuilding further braces the house.

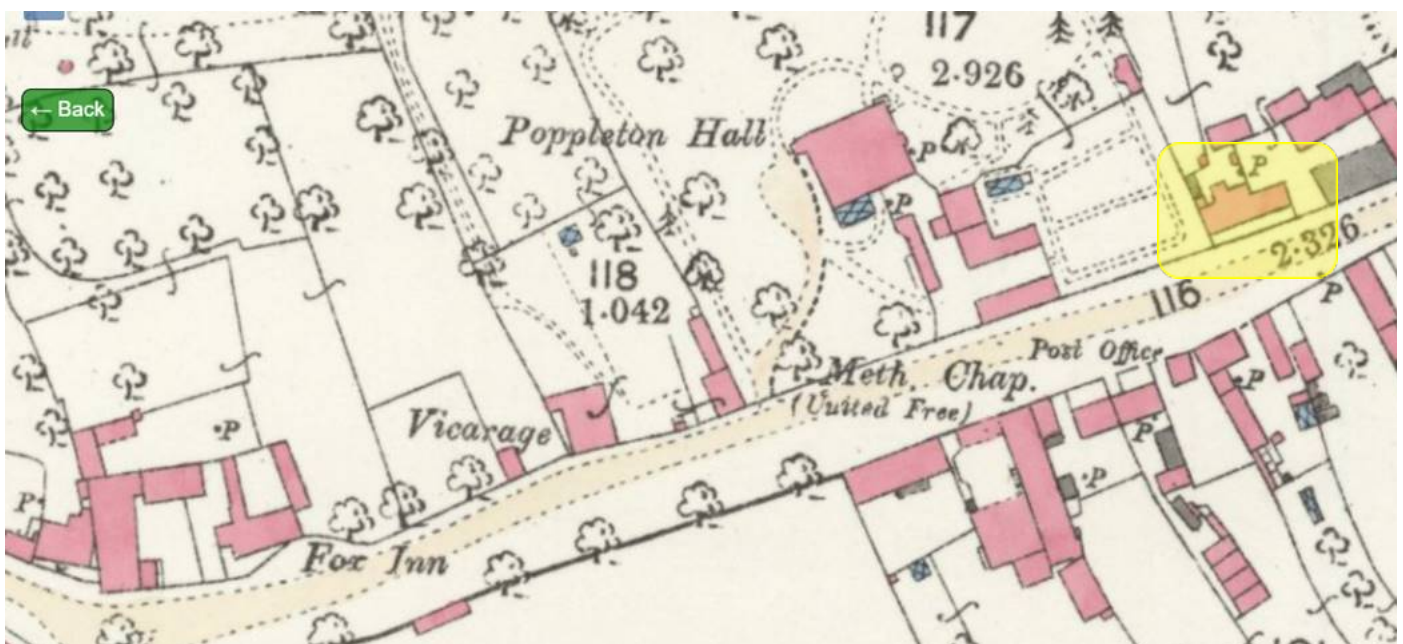
- Whether this means lowering the steel beam or designing the roof in such a way that it is supported off other walls rather than from a beam that completely spans the length of the house, I suggested is up to the designers. However, my preference as expressed on site is to return to the original structural roof system which appears to be via two smaller purlins mid way up the roof and a smaller ridge beam spanning onto internal cross walls made suitable to support this load. This would have the benefit of spreading the load and being more representational of the original building design.

Next steps

- My only further involvement would be to view newly sourced clamp brick samples. They appear to have plenty to keep them going for now.
- I agreed to a part rebuild of a small section of the top of the gable in the photo below because of the lack of brick key in the current arrangement.
- I agreed that the reinstatement of the collapsed part of the rendered side gable could be rebuilt in block because it will not be seen, subject to suitable tying in.
- Other than that, they appear to be making good progress in stabilising the neighbour's house by rebuilding the garden wall. I attached a further site photo from today for the record.
- I assume you will advise Mr Marks of the above if you are in agreement, rather than me.

Regards

Guy





-----Original Message-----

From: elizabeth.potter@york.gov.uk <elizabeth.potter@york.gov.uk>

Sent: 14 November 2023 13:04

To: DM Conservation and Architecture <DMConservationandArchitecture@york.gov.uk>

Subject: Planning Application Consultation 23/01940/FUL at Town Farmhouse 25 Church Lane

Dear Sir/Madam

City of York Council have received a planning application for a proposal at:

Town Farmhouse
25 Church Lane
Nether Poppleton
York

Full details of the application, how to view the submitted information and the deadline by which we would require your comments, should you wish to make any, are detailed within the attached letter.

Kind Regards
Elizabeth Potter
Development Management Assistant

Development Management
City of York Council
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Station Rise
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