

Heritage Statement
23 Shipton Road
York

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Heritage Statement

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1.0 Summary of Project Details

Project Address: 23 Shipton Road, York
North Yorkshire, YO30 5RE

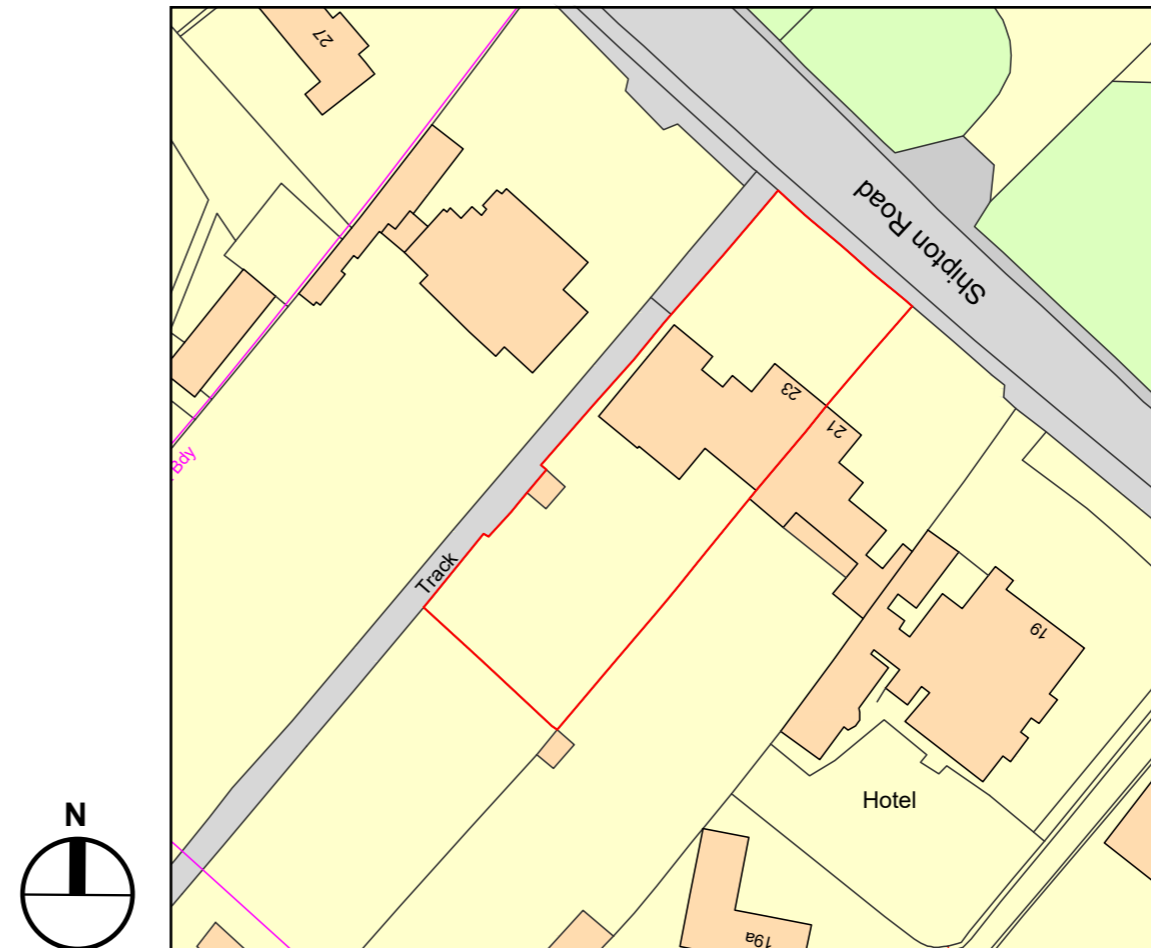
Local Authority: City of York

Client: Neil Wagstaff

Planning Reference: Listed Building Consent

Designation Status: Grade II
List Entry: 1256626

Conservation Area: Clifton Conservation Area



— Proposed site of development

Fig.1: Site Location Plan (NTS)

1.0 Introduction

- 1.1 This Heritage Statement has been prepared by Mass Architecture on behalf of Neil Wagstaff to support a Listed Building Consent Application to install a glazed canopy at the rear of a Grade II listed dwelling at 23 Shipton Road, York, which is a semi-detached Victorian property within the Clifton Conservation Area. The proposed works have been carefully considered to minimise harm to the heritage significance of the listed building.
- 1.2 The proposed scheme consists of the installation of a glazed canopy and supporting structure to the rear of a Grade II listed house, replacing a retractable awing. The canopy will provide a seating area protected from inclement weather for the property owners.

2.0 Designation Records

- 2.1 The application site sits within the Clifton Conservation Area, which was designated by City of York Council in 1968 and was amended to include Shipton Road in 1975. The boundary of the Conservation Area was last amended in 2002. The site is also within close proximity to a number of designated heritage assets:

- 21 Shipton Road, Grade II listed building - List Entry Number 1256626
- 25 Shipton Road, Grade II listed building - List Entry Number 1256627
- Former Coach House 25 Shipton Road, Grade II listed building - List Entry Number 1256628

3.0 Archaeological Potential

- 3.1 Reference to the City of York Historic Environment Record states that the site does not lay within an Area of Archaeological Importance. However, Romano-British remains have been found in the Clifton area including sarcophagi. In the fields surrounding Clifton remains of medieval ridge and furrow can be found.

4.0 Planning History

- 4.1 Reference to City of York Council's planning records detail applications made on the property since 2000. One of these applications sought consent to fell a tree, the remainder are as follows:
- Planning Application 00/01408/FUL | Alterations to windows and doors and creation of new access - Approved 15th September 2000
 - Listed Building Consent 00/01661/LBC | Internal and external alterations - Approved 15th September 2000
 - Planning Application 01/02993/FUL | Formation of vehicle crossing - Refused 22nd March 2002
 - Listed Building Consent 01/02989/LBC | Formation of new vehicle access and driveway - Refused 22nd March 2002
 - Planning Application 16/00248/FUL | Single storey side and rear extensions linking to new garage/annexe building with rooms above and alterations to roof - Approved 6th May 2016
 - Listed Building Consent 16/00249/LBC | Single storey side and rear extension linking to new garage building with rooms above, alterations to roof and internal and external alterations - Approved 6th May 2016

- Approval of Details Application AOD/16/00266 | Conditions 3, 4, 6 and 7 - 16/00248/FUL - partial Approval 18th November 2016
- Planning Application 16/02721/FUL | Variation of condition 2 (approved plans) of permitted application 16/00248/FUL to alter location of the glass lantern to the side and rear extension - Approved 25th January 2017
- Listed Building Consent 16/02722/LBC | Variation of condition 2 (approved plans) of permitted application 16/00249/LBC to alter location of the glass lantern to the side and rear extension - Approved 25th January 2017
- Planning Application 21/01687/FUL | 1m high estate type steel fencing to front boundary, brick piers and gate to existing vehicle access and security camera to garage - Approved 10th March 2022
- Listed Building Consent 21/01688/LBC | 1m high estate type steel fencing to front boundary, brick piers and gate to existing vehicle access and security camera to garage - Approved 10th March 2022
- Approval of Details Application AOD/22/00154 | Condition 3 (Materials) of 21/01687/FUL - Approved 25th May 2022
- Approval of Details Application AOD/22/00156 | Condition 3 (Materials) of 21/01688/LBC - Approved 25th May 2022

5.0 History & Architectural Description

- 5.1 No.23 is located north of the historic village of Clifton, on land that was in agricultural use and through which the parliamentary boundary of the City of York ran, just prior to the building of the house in the mid C19th. The house forms one half of a pair of semi-detached houses built c.1860. The pair of semi-detached houses, No. 21 and 23 Shipton Road are built on land that formed part of the original curtilage of the adjacent Clifton Lawn Villa (No. 25 Shipton Road). In the past all three properties have shared the name Clifton Lawn, with the properties being variously recoded as 'Clifton Lawn', Clifton Lawn and 'The Lawns'.
- 5.2 Shipton Road was historically known as the 'North Road', 'Easingwold Road' and 'Skelton Road', is a route that linked York with the north. The present name came into use at the end of the C19th. The historic village of Clifton was located outside of the Roman walls of York. The property lies between two Roman roads and archaeological investigations have unearthed evidence of Roman burial sites.
- 5.3 Residential development in the area started in the Victorian period from the late 1830's onward with the construction of large villas for York's affluent merchant and middle classes. Clifton Lawn (No. 25 Shipton Road) was completed in 1851 built on land purchased by Thomas Noble and Henry Overton from the Earl de Grey, the major landowner in the area, in 1845. Originally, the purchased land was in use as fields and a brickyard, owned by Noble and Overton. The brickyard was retained in use as two further properties with Nos 21 and 23 constructed on the land in 1856. These two houses were built to give the outward appearance of a single detached villa.
- 5.4 Thomas Noble was a retired innkeeper of what is today the Bootham Tavern in York, census records from 1871, 1881 and 1891. He is listed as being of independent means, supported by an income from 'land, houses and interest. Thomas, his wife Margaret, and their two sons Joseph and Robert resided at Nos 21 and 23 between 1871 and 1840, he died in 1893 and he left Clifton Lawns to Joseph and two semi detached properties to Robert.

- 5.5 Census records show that the Noble family lived at No. 23 for the majority of the period between its construction and World War II, with intermittent periods of occupation by tenants from outside the family. Although occupants during this period retained either one or two domestic servants indicating both the scale of the house and the affluence of this area of York.
- 5.6 No. 23 is the right hand house, of a pair of semi-detached, two-storey, mid Victorian dwellings. Externally, the front facade of the two properties is divided into 3 bays. The building is constructed of red brick with a stone plinth and 1st floor sill band. On the ground floor No.23 has a single-storey canted bay window with a modillion cornice. The other windows are glazing bar sashes. The front entrance door has door has four panels, with an overlight and is set within a plain pilaster doorcase with modillion cornice. Set back from the main facade and to the left is a two-storey wing which has one bay facing forward with sashes. To the left of this is a flat roof single-storey modern extension, predominantly of glass that links the main houses to a storey and one half double brick garage, added to the property in 2016. The roof to the main house is hipped and from slate which have deep soffits. The garage roof is also hipped and from slate.
- 5.9 When viewed from Shipton Road No. 21 and 23 appear as one large villa however, to the rear the appearance of the two houses deviates significantly as a result of alterations and extensions. To the rear of No. 23 a modern brick extension has been added to the south-west elevation, at first floor level this has created a balcony area access by a French door which is mirrored at ground level. At first floor level there is a twelve pane sash window to the right of the French door set with original brick work. This is mirrored at ground floor level though it appears the original sash window has been reused and reset with the new extension. Changes we made to the rear of the property in 2016. In addition to the building of the link extension and double garage, six pairs of French doors were inserted at ground level, four to the south west elevation and two the south east facing a rear paved area. Overall, it appears little remains of the original composition of the rear facade following these extensive changes.
- 5.10 No. 23 occupies the right, two bays of a pair of semi-detached, two-storey, mid Victorian dwellings. The building is constructed of red brick with stone dressings under a hipped, slate roof with timber doors and fenestration. A modern, brick garage under a hipped, slate roof is located to the north of the site and connected to the house via a glazed link and side extension (Fig 3). A black, painted, steel fence separates the front garden of No.23 from that of No. 21 which terminates short of the mature tree within the garden of No.21. lavender and privet line the paths and front boundary respectively and whilst the lavender is successful in reinforcing the geometry of the paths, the privet is currently too small in scale to form an effective boundary along the pavement edge.
- 5.11 Internally, at ground floor level the 'L' shaped hallway provides access to three reception rooms and the large modern kitchen/dining area to the rear of the property. The kitchen/dining room is the heart of the property and gives access to the rear garden via four sets of French doors, a door on the north west side of the room provides access to further accommodation in the garage extension. This extension is divided centrally, to the front is space for two cars and to the rear is an accessible bedroom with ensuite. This bedroom also has direct access to the garden.
- 5.12 The first floor of the main house provides four bedrooms set in pairs either side of the central hallway and staircase from ground. In the south-west corner of the house the bedroom is linked to a ensuite set with the side return. A family bathroom is also provided at this level within the side return, accessed from the half-landing of the main staircase. Above the garage extension two further rooms are provided, these are only accessible via a staircase on the ground floor of the extension and there is no link at this upper level with the main house.
- 5.13 Using map regression, historic planning documents and by reviewing building fabric it is possible to identify several phases of the development of the building. The 1892 OS map shows a layout that it is assumed to be the 1856 and original phase of construction. This includes a wing to the north-west of the building, set back from the main facade, which has a further wing, likely servant accommodation attached to it. To the rear a further small, projecting, wing is evident to the south east adjoining the boundary to No.21. A coach house and glass house can be seen in the garden. The 1931 OS Map suggests this wing has been lost or the rear partially extended to the same outer plane. It seems more likely that the rear was extended as there is a significant difference between the line of the external facade at ground and first floor level, where a balcony has been created adjacent to the bedrooms. On the north-west elevation the front facing wing appears to have been extended perhaps to provide a trade entrance to the side of the house and the servant area. A glass structure is also evident on the 1931 map, most likely a summer room or conservatory.
- 5.14 The 2016 alterations to the property are substantial. A range of buildings to the north-west of the main house, consisting of modern councillor accommodation, was demolished in addition to a modern extension of the house to the rear. This facilitated the construction of a new one and a half storey extension, forming a garage, living and ancillary accommodation to the north-west side of the house. A new, enlarged, kitchen dining was formed to the rear, becoming the principal room at ground level. At first floor level the internal layout of the side return was altered to form the ensuite and family bathroom.

6.0 Relationship to Context & Setting

- 6.1 No. 23 Shipton Road is within the Clifton Conservation Area originally designated in 1968, it has been enlarged twice in 1975 and 2002, so that the Conservation Area now extends to Bootham to the south, Shipton Road to the north and the River Ouse to the west. Clifton was a separate village to York until the mid-late nineteenth century, a farming community, Clifton Green was the centre of the village. This rural character is still evident today, with numerous shops and houses clustered around the village green. No. 23 fronts on to a Roman road running north out of York and forms part of the 19th century ribbon development that extends north along Shipton Road, these are generally sizeable properties set back from the road with mature gardens.
- 6.2 The City of York 2013 Conservation Area statement describes Clifton as 'predominantly characterised by late Georgian town houses, Victorian villas and Victorian terraces' with the architecture being mainly 'three-four storey townhouses along the main roadside. This building typology, the streetscape components and tree lined streets create a character to the Conservation Area that gives it a 'rural village ambiance', with 'its fine architecture and views of views of the minster on the approach to York; that 'also contribute to the aesthetic significance of the area'.

7.0 Assessment of Significance

7.1 Most historic sites or buildings are significant for a range of reasons, and it is important to understand all of its value in order that informed, balanced decisions can be made. Based on English Heritage’s (now Historic England) - ‘Conservation Principles, Policy and Practice for the Sustainable Management of the Historic Environment’, guidance document, an assessment of Significance has been made using the following criteria;

Evidential Value	The potential of a place to yield evidence about past human activity.
Historical Value	The associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present.
Aesthetic Value:	The ways in which people draw sensory and intellectual stimulation from a heritage asset or place.
Communal Value	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

7.2 The significance of each value can be rated as:

Very High	A feature, space or building that has exceptional cultural value of regional or national importance and is inextricably linked to the historic value of the site, its understanding and unique architectural character and appearance. Large scale change should be a measure of last resort.
High	A feature, space or building that has high cultural value and forms an essential part of the historic value of the site and its understanding. It greatly contributes towards its unique architectural character and appearance. Large scale alteration, removal or demolition should be strongly resisted.
Medium	A feature, space or building that has some cultural importance that aids to define the character, understanding and appearance of the site. Efforts should be made to retain features of this level if possible. A low degree of flexibility exists only suitably justified alteration is possible.
Low	A feature, space or building that has minor cultural importance but contributes to the character or appearance of the site. A greater degree of change is possible, but this value does not necessarily mean a feature is expendable.
Neutral	A feature, space or building that has little or no cultural value and neither contributes to nor detracts from the character or appearance of the site. Considerable alteration or change is likely to be possible

Intrusive	A feature, space or building that is harmful and detracts from the values of the site and its special character and appearance. Removal will enhance the significance of the heritage asset.
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Evidential Value - Low - Medium

7.3 No.23, together with the adjoining No.21 has a low to medium evidential as a semi-detached dwelling of good quality construction from the mid C.19th. This includes surviving original features, the site boundaries and the relationship to adjoining properties . These physical remains, in conjunction with documentary evidence, provide detailed information for the interpretation of the development phases of the house. However, this evidence has been adversely affected by later additions through the C.20th and the most recent C.21st alterations. These have had the greatest impact to the rear of the property, leading to the loss of ancillary Victorian accommodation and design of the rear elevation.

Historical Value - Low - Medium

7.4 The property has a low to medium historical value as an example of the affluent residential buildings constructed as part of the ribbon development on a principal route out of York to the north. This development is associated with the growing Victorian middle class and the affluence that the industrialisation of York brought.

Aesthetic Value - Low - Medium

7.5 Overall the building has low to medium aesthetic value as a quality Victorian residence. The front elevation is especially elegant with strong architectural symmetry, canted bay window with bracketed cornice and timber sash window. The rear alterations are of a high design quality but of a markedly different style to the Victorian host building. The front elevation, arguably has High Aesthetic Value and makes an attractive contribution to the Conservation Area.

Communal Value - Low

7.6 Private domestic properties arguably have little Communal Value. However, 23 Shipton Road contributes to the character of an important and interesting part of the Clifton Conservation Area.

Overall - Low - Medium

7.7 The site is a multi-phase dwelling centred around a large Victorian Villa. Extensive alterations have been made to the floor plan, hierarchy of rooms and to the external appearance, most noticeably to the rear of the property. These include the loss of substantial fabric and original design features. The site does have historic and architectural interest and makes a positive contribution to the Conservation Area but the modern alterations do not add to the significance of the original villa.

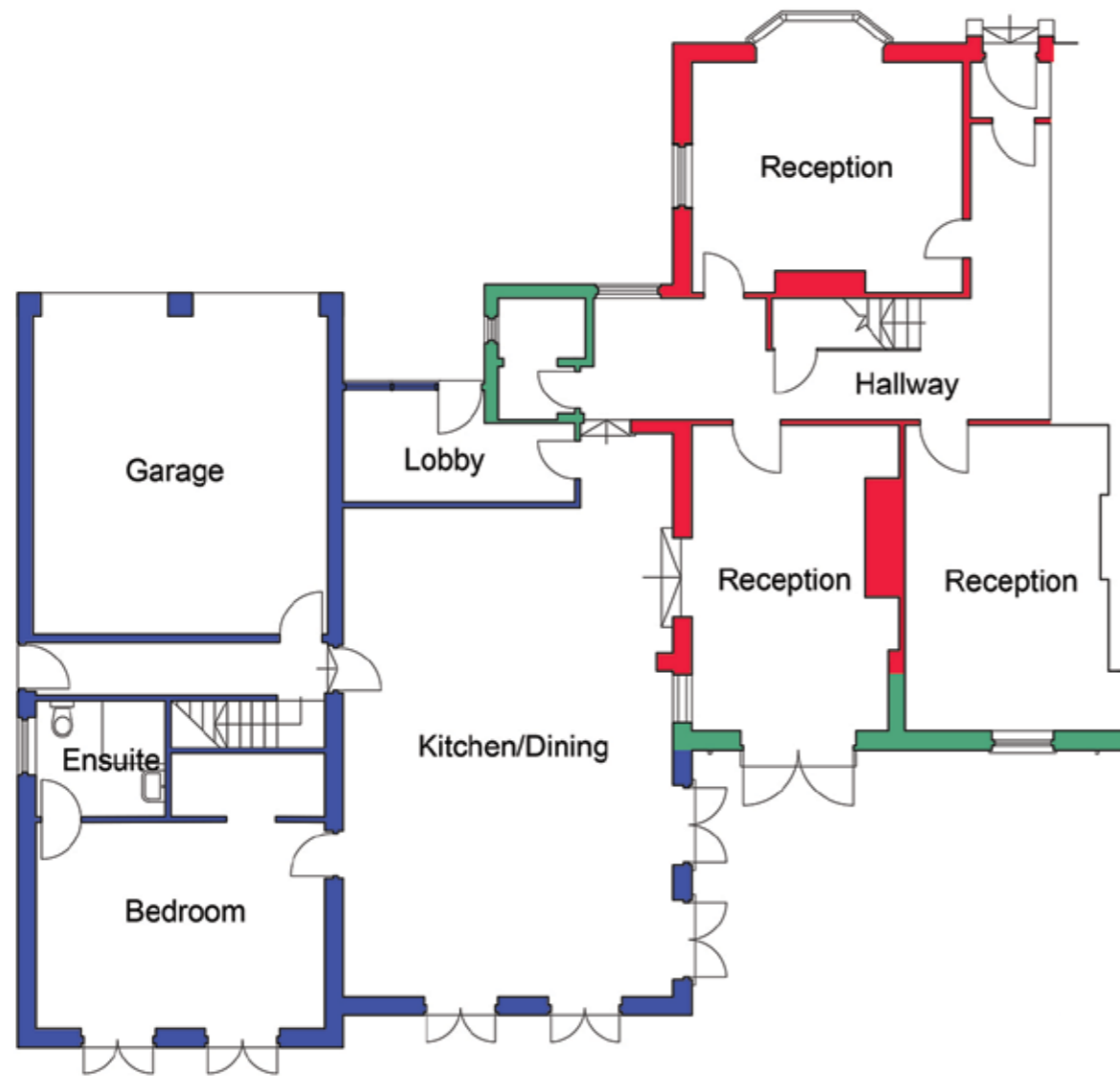


Figure 2 - Existing Ground Floor Plan with Historic Phasing

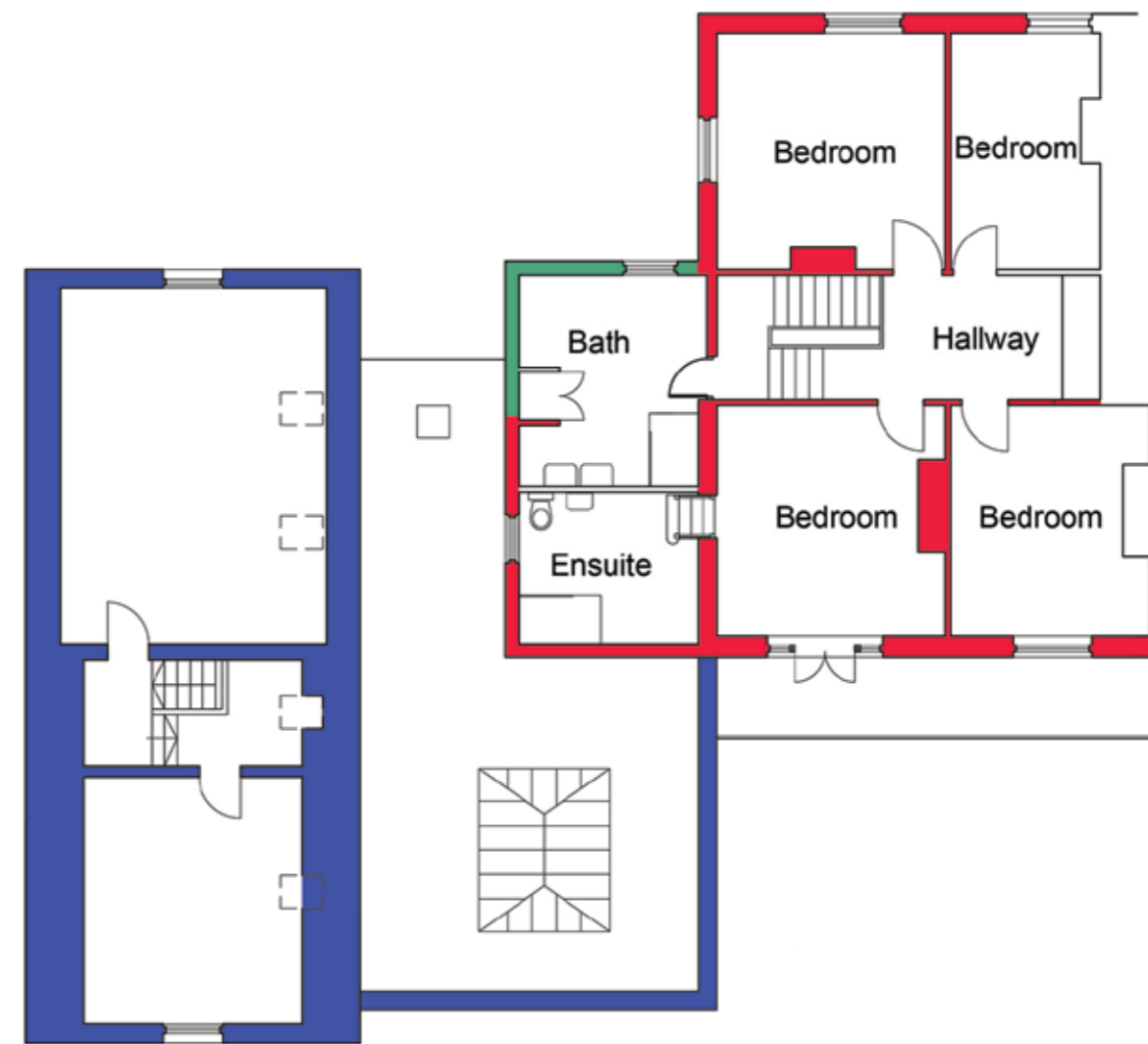


Figure 3 - Existing First Floor Plan with Historic Phasing

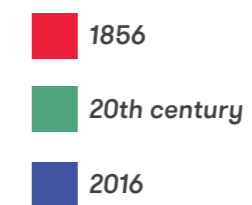
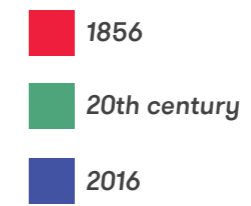




Figure 4 - Existing North-west Elevation with Historic Phasing



Figure 5 - Existing North-east Elevation with Historic Phasing



8.0 Impact on Significance

8.1 The key alterations to the property can be summarised as follows (refer to drawings A426/100 and 102 for full details):

- **Construct glazed canopy;** New glazed canopy attached to rear elevation and providing an area of the garden protected from inclement weather

- **Development within a Conservation Area;** New glazed canopy built within Conservation Area.

8.2 The National Planning Policy Framework (NPPF) Sections 194 and 195, require consideration as to whether proposals for the development of heritage assets preserve or enhance the character, appearance and special interest of the asset and that an assessment is made of the impact of the development to ensure that it avoids substantial harm to the heritage asset. To evaluate the impact of the proposals, the impact is assessed against the table overleaf, taken from ‘BS 7913:2013 Guide to the Conservation of historic buildings’ the magnitude of impact is assessed in relation to the significance value of the historic building.

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

	Proposed Intervention	
	Addition of glazed canopy	Development within a Conservation Area
Heritage Value of Impacted Element (Significance)	Negligible - Low The area affected has been substantially altered (see figures 2-5) by modern alterations to the extent that the original elevation and plan form is not legible. The canopy extension would not include result in the loss of any historic fabric.	High Clifton Conservation Area has a unique character and is the location of many high architectural quality villas that contribute to the aesthetic significance of the area
Magnitude of Impact	Minor The appearance of the rear elevation has been substantially altered by modern extension and interventions. The Victorian facade design is no longer legible. Proposed high quality canopy will not have a impact on the site’s special interest.	No Change The proposed canopy will not alter the historic interest of the Conservation Area.
Impact of Change	Slight/ Neutral	Neutral
Mitigation Measures	The proposed canopy is of a scale and massing to ensure it is subservient to the host building. The design and materials will ensure it is readable as a separate phase of development of the site. The proposed canopy has been designed and located to there is no removal of historic original fabric or alteration to the original floor plan. The canopy will not impact on the Character of the Conservation Area.	None required.
Justification	This will allow the property to remain a high end residential dwelling and increase the amenity and enjoyment of the occupants, whilst ensuring its long-term conservation. This proposal represents less than substantial harm.	The proposed canopy has been designed and located to there is no removal of historic original fabric or alteration to the original floor plan. The canopy will not impact on the Character of the Conservation Area.

9.0 Conclusion

- 9.1 The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2021. The NPPF sets out the Government's planning policies for England and how these are expected to be applied.
- 9.2 Section 197 of the NPPF states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The proposed use is consistent with maintaining the building in a viable use and their long-term conservation as heritage assets.
- 9.3 Section 199 of the NPPF requires 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, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The proposed alterations outlined within this statement, demonstrate that the development proposals will cause negligible harm to the heritage asset but are necessary to maintain it in viable use, consistent with its future use and protection.
- 9.4 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 (Para. 200). Please refer to the Section 8 of this report Impact on Significance, which demonstrates there is less than substantial harm.
- 9.5 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 201). Please refer to the Section 8 of this report Impact on Significance, this demonstrates there is less than substantial harm.
- 9.6 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 (Para. 202). We believe that the proposals represent less than significant harm to the heritage values of 23 Shipton Road.

Official list entry
Heritage Category: Listed Building
Grade: II
List Entry Number: 1256626
Date first listed: 24-Jun-1983
Statutory Address 1: 21 AND 23, SHIPTON ROAD

District: York (Unitary Authority)
Parish: Non Civil Parish
National Grid Reference: SE 58903 53274
Details: SE55SE SHIPTON ROAD 1112-1/1/906 (South West side) 24/06/83 Nos.21 AND 23

GV II

Two houses. Mid C19. Brick with stone dressings. Hipped slate roof. EXTERIOR: 2 storeys. Facade of main block 3 bays with a stone plinth and 1st floor sill band. At the left on the ground floor there is a sashed single-storey canted bay window with a modillion cornice. The other windows are glazing bar sashes. Brickwork around the right-hand ground-floor window shows evidence of rebuilding. The door has 4 panels, with an overlight and with a plain pilaster doorcase with modillion cornice. Set back to the right is a lower 2-storey wing which has a wide pilaster doorcase under an angled cornice hood. The left-hand return wall of the main block has one bay with glazing bar sash windows. Set back at the left is a 2-storey wing which has one bay facing forwards with narrow sashes without glazing bars, and a left-hand return wall of one bay which has a sash without glazing bars on the 1st floor and a doorcase (to No.21) below, which matches that to the main block. A further set-back at the left is blank except for the continuous 1st floor sill band. Chimneys on ridge to left of central bay of main block, behind ridge towards right, and at right of blind set-back. INTERIOR: not inspected.

Listing NGR: SE5890353274



Figure 6 - Ordnance Survey Map 1852.

The approximate location of 23 Shipton Road outlined in red. The site of the brick works is visible in the south-west corner of map and Clifton village can be seen to the south-west. The area north of Clifton is mainly agricultural land.

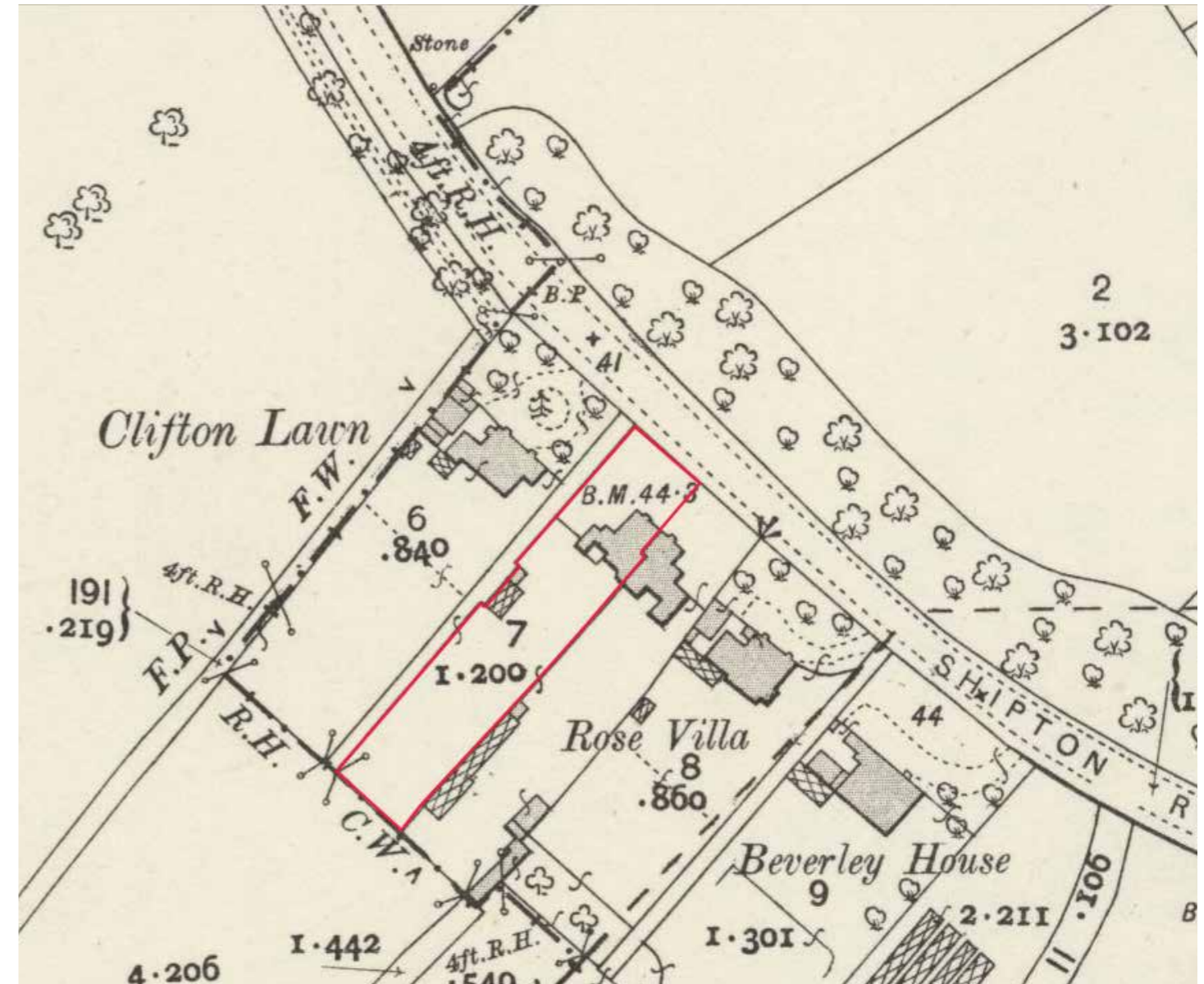


Figure 7 - Ordnance Survey Map 1892.

This map shows the earliest known plan form of the house, a rear building and glass house are evident on the boundary with Clifton Lawn.



Figure 10 - Rear elevation looking towards kitchen/dining area



Figure 11 - Rear elevation looking towards reception rooms; the retractable awning is visible above the door and window



Figure 12 - Rear elevation looking towards boundary with 21 Shipton Road



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