

No.33 ST SAVIOURGATE

DESIGN, ACCESS & HERITAGE STATEMENT



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1. SUMMARY

Site Name:	No.33 St Saviourgate
Address:	No.33 St Saviourgate York YO1 8NQ
Local Planning Authority:	York Council
Statutory Listing:	Grade II
Conservation Area:	York Conservation Area
Scheduled Monument:	N/A
Date of Property:	Early-mid C18 th house with later outbuildings of varying dates
Report Production:	Sharon Maher

This Design, Access and Heritage Statement has been prepared in consultation with the project architect Robin Hall Associates to support a Listed Building Consent application for minor alterations to the grade II listed no.33 St Saviourgate, York (“The Property”).

This statement is intended to inform and accompany the Planning and Listed Building Consent application to undertake minor works to the listed building and to remove previously added non-original additions, returning the building to its more original appearance and use, whilst not affecting its historic fabric.

This statement will assess the origins, historical development and current character of The Property, its heritage significance, and the contribution it makes to the character and appearance of the conservation area.

The assessment of significance in this report finds that The Property is a Grade II listed building of special architectural and historical interest because it is a surviving mid-C18th townhouse with a strong vernacular character.

The Property lies towards the south-eastern corner of the York Central Historic Core Conservation Area (YCHCCA) and forms part of a block of three four-storey townhouses, fronting onto the street of St Saviourgate, falling within the YCHCCA. The Property was listed in 1954.

The front, south, and rear elevations of The Property and its associated outbuildings contribute to its setting, the street's local distinctiveness and thus the conservation area's character and appearance. The associated outbuildings are of much lesser significance than the main house, given their later date of construction and simplicity in nature, which reflects their modest uses, and the rear elevation and garden have been significantly altered over the years with additional structures.

In essence, the current proposals have been carefully designed to respond to the heritage significance of The Property and preserve the character and appearance of the conservation area, ensuring that the special architectural and historic interest of the listed building, known as 33 St Saviourgate, the character and appearance of the conservation area will be preserved.

Whilst proposing alterations to the rear appearance and changes to the interior of the main house, rear garden, and outbuildings, the proposals ensure no harm to the listed building structure, as there

are no physical impacts to the house itself, and the work is harmonious and essentially reversible. The proposals are in accordance with the heritage provisions in legislation, policy and guidance while bringing public benefits.

This report's assessment of heritage impact finds that the site is capable of change. Two of the houses in the block (35 St Saviourgate and 10 Spen Lane) were restored, concurrently in 2012-13, to their original layouts as four-storey townhouses. In 2021, additional external windows were added to 10 Spen Lane.

2. INTRODUCTION

The aims of this report are to:

- To provide a helpful tool to the local planning authority to understand the development of The Property, its significance, and its contribution to the conservation area.
- Assist those in the planning system, advise and assess plans for change at The Property and satisfy the requirement of paragraph 189 of the National Planning Policy Framework, which indicates that applicants should describe the significance of any heritage assets affected by their proposals (including any contribution made by their setting).
- To provide significant information about the area, including historical Ordnance Survey maps and any secondary and primary source material, particularly historical photographs, and images.

3. SITE LOCATION

The application site is located at:

33 ST SAVIOURGATE. YORK. YO1 8NQ

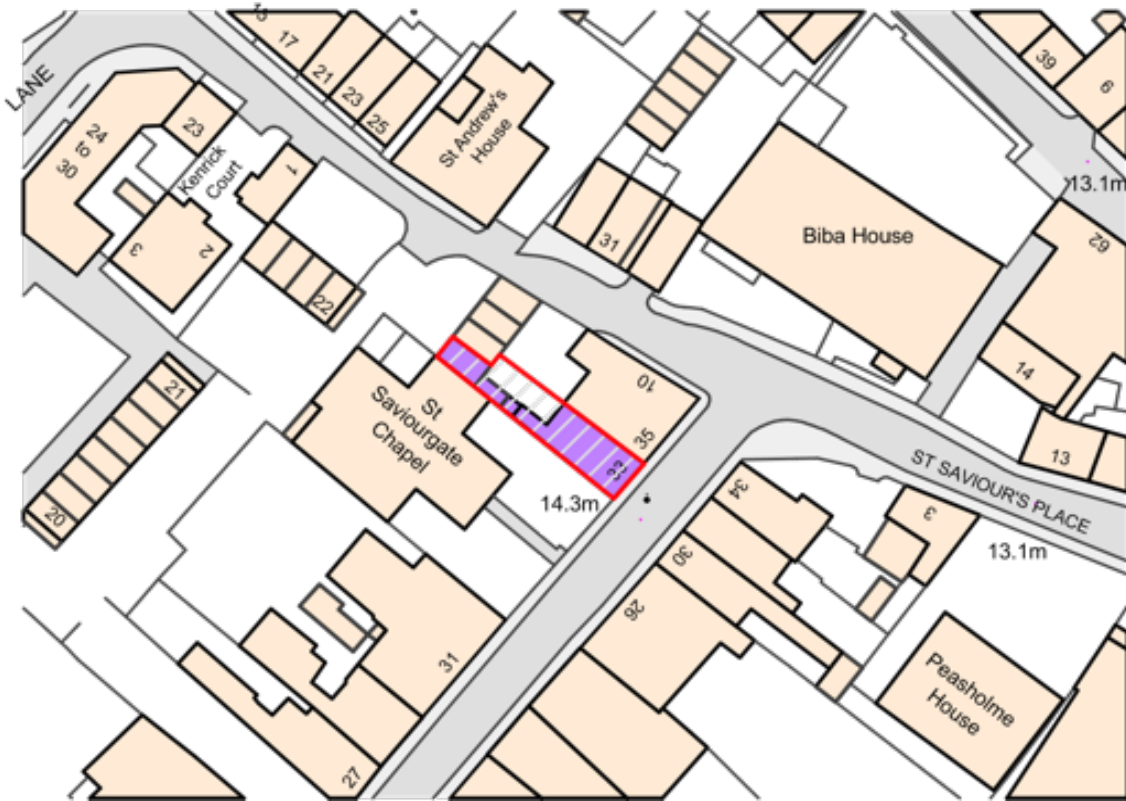


Figure 1: Location plan with the site within the red line boundary (OS location plan scale 1:1250 supplied by Robin Hall Associates)

4. HERITAGE PLANNING CONTEXT

There are few significant documented histories about York's central historic core and the Aldwalk Area other than the Grade II listings of many nearby buildings, of which The Property is one.

St Saviourgate contains numerous Grade II* and Grade II listed buildings and is dominated by C18th terrace houses and places of worship, including the late C17th Grade II* St Saviourgate Unitarian Chapel next door to The Property.

The block of three Georgian properties containing The Property forms part of the street scene based on a view that takes in both Spen Lane and 33 and 35 St Saviourgate. They share common features in brickwork, slate roofs, windows, gutters, lead RWP's, and window frames. Other properties on St Saviourgate and St Saviours Place have similar attributes.

The picture is more relaxed to the rear of The Property, with a mix of modern C20th mews and traditional buildings in various styles, all complementing the area.

33, 35 St Saviourgate and 10 Spen Lane properties have views of the York skyline and the York Minster, with 10 Spen Lane recently adding a roof-light and a window to the rear elevation.

Directly opposite The Property, on St Saviours Place, is a modern post-1960s government building, BIBA House, converted in 2016, providing twenty-five residential apartments and a new penthouse apartment that dominates the skyline.

5. HISTORY OF THE SITE

The assessment of significance in this report examines the historical development and finds that The Property was originally built as one of two houses (the other being 35 St Saviourgate/10 Spen Lane) in circa 1770-1780, altered and sub-divided in the mid-C19th and unsympathetically converted into flats by local builders Messrs Wm Birch in c1964. 35 St Saviourgate and 10 Spen Lane were returned to individual townhouses from flats in 2012-13. However, The Property retains all the unsympathetic refurbishments of Messrs Wm Birch.

Archaeological interest as defined in the Glossary to the National Planning Policy Framework, states there will be archaeological interest in a heritage asset if it holds or potentially holds, evidence of past archaeological interest in a heritage asset human activity worthy of expert investigation at some point. Given the location, it is possible that archaeological remains relating to former garden/land uses survive, although these may have been lost when the foundations and concrete base to the existing stores were formed. The level of significance will depend upon the state of preservation / nature of any remains but is very unlikely, due to the many changes over the years.



Figure 1: 33 & 35 St Saviourgate, & 10 Spen Lane

6. DESCRIPTION OF THE SITE

The Property despite now being under one occupancy retains the unsympathetic remodelling by Wm Birch which enables the ground floor to be occupied as a self-contained flat (known as 33A St Saviourgate) and the first, second and third floors to be a separate maisonette flat.

The Property has been detrimentally refurbished, upgraded, and altered over the years, removing much of the original internal character of the building including many of the period features and replacing them with modern alternatives.

The remodelling over the years, included a garage, coal stores, a single storey ground floor rear extension for a kitchenette, brick/concrete steps with store underneath to access the first-floor terrace and galley kitchen, and modern windows to the rear elevation.

Extensive alterations were also made internally to make it into two flats, including on the ground floor, the addition of a bathroom/WC, a small kitchenette, and new door opening to provide separate access to the ground floor flat. On the first floor, a bathroom/WC and galley kitchen were added by subdividing the room. All original fireplaces in The Property have been removed and much of the original ceiling cornicing is missing.

The hand clamped Flemish brickwork, front door and timber sash window features on the front elevation survived the extensive and poor quality of the 1960s refurbishment.

Photos are available in Appendix C to this report providing existing views of The Property

7. SUMMARY STATEMENT OF SIGNIFICANCE

The Property is a surviving mid-C18th townhouse with a strong vernacular character. It strongly contributes to the local distinctiveness of the Aldwark area and thus the character and appearance of the streets in the conservation area.

The front and side elevations contribute to the setting of The Property, and to the conservation area. The rear outbuildings and single storey extension are of lesser significance due to their construction in the 1960s and many alterations. The footprint of the outbuildings has changed over the years.

However, the modern rear windows and doors would benefit from a cosmetic update to improve the street appeal when viewed from Spen Lane. The historic and heritage significance has been lost due to the poorly conducted 1960s repair/renovation works, making the appearance essentially modern.

8. PROPOSED DEVELOPMENT / REFURBISHMENT

The importance of identifying the significance of a The Property is highlighted in the National Planning Policy Framework as this is essential in informing future change to heritage assets. The aim of conservation is to manage change to ensure that significance is protected, and revealed, reinforced, and enhanced, at every possible opportunity.

With that in mind, the aim of the proposed work is to sensitively refurbish The Property to improve its internal use as a single dwelling by removing many of the internal additions added by Wm Birch in the 1960s when converting the house into two flats. Also, to enhance the rear external appearance by balancing the look of the windows and doors, and improving the garden and outbuilding layout, thus overall preserving The Property for future generations.

Ground Floor

The extent of change to the ground floor of the building in the 1960's during the insensitive conversion by Wm Birch meant a great loss to the historic fabric of the building. Returning period features will bring it back to a fully functioning townhouse of significance.

The current proposal is to remove the two non-original lockable internal hallway doors that were added to separate the ground floor flat from the upper floor accommodation and reinstate the original archway opening and cornicing. No original features will be removed. One of the doors will be repurposed for the opening to the downstairs toilet. Keeping a toilet facility on the ground floor the opening at the side of the staircase would be reinstated to make way for a downstairs toilet under the stairs, off the hallway.

The current shower room and WC is at the rear of The Property at the end of the hall from the front door which faces the street; the proposal is to remove the shower room and WC entirely, including the stud walls (which were added by Wm Birch in the 1960s), to return the room to its original size and add a new kitchen.

The 1960's single storey kitchenette extension will be adjusted and the choke point of doors into the room changed by removing the current modern vertical door under a concrete lintel and infilling the resulting space with repurposed bricks from other areas. The space is currently lit by a modern timber framed window and the proposal is to position the doorway into the location of the current window opening, making The Property more accessible by removing the existing choke point. The new door will be a partial glass door and lintel light.

Rear Garden, Outbuildings, and External Steps

The external steps, leading to the first-floor roof terrace, and mid-C20th brick-built coal stores were remodelled in 2013 by the previous owner from the original design to suit their specific access issues and was newly built in the 1960s. The steps are dangerous in wet weather and winter due to them facing North, making them an extreme slip hazard and are an incongruous addition and no longer required.

The proposal is to remove the steps entirely to create a larger courtyard garden space and infill the access area opening onto the roof terrace with repurposed bricks from the demolished external staircase.

The former coal store will be used as a seating area opening on to the garden with a sedum green roof to match the existing roof of the garage block to give a more appealing view from neighbouring buildings and Spen Lane.

The garage electrics will be upgraded to allow for an electric vehicle charging point to be fitted on the external wall of the garage next to the door.

First Floor

Currently, there is living accommodation on the first floor including a galley kitchen and bathroom/WC to the rear, and a living room to the front.

The proposal is to reposition the kitchen to the ground floor and repurpose the space as a TV room/Snug, including reinstalling the original ceiling cornicing, and adding a new external door to the roof terrace which is more in keeping with the period of The Property.

The roof terrace area will be upgraded by replacing the existing concrete copings with stone copings to the three boundary walls. The existing ceramic floor tiles which are slippery when wet and unsuitable for outdoor use will be replaced with a non-slip type suitable for outdoor use.

Second Floor

To the front of the second floor is the main principal bedroom including a small toilet basin and sink contained within a built-in wardrobe to the left of the chimney breast.

The proposal is to upgrade the current toilet facilities in this bedroom (as a toilet in a wardrobe is not easily accessible!).

It is proposed to remove the existing wardrobes and add a new stud wall to create a fully functioning ensuite shower room and WC including upgrading the air ventilation and extraction system. No existing features would be removed, and the additions would be easily reversible.

Third Floor

The proposal is to add a conservation rooflight to the front roof elevation giving added amenity to The Property in terms of natural light to the room. This room is currently lit by a small window opening in the side elevation and is unsuitable for use as a bedroom or office for adults or children, as the light from the window is inadequate for doing study or work.

The rooflight will be a conservation rooflight the same as those already installed in the rear roof elevation of The Property. Work carried out will be in line with English Heritage's guidance, including the need to ensure that work done, to improve thermal performance remains technically compatible with the existing fabric.

A proposed Jack and Jill bathroom/WC formed with plaster stud walls is to be to be sited in the space between, and accessible by, the front and rear bedrooms, which can easily be reversed, as there will be no change to the fabric of the building.

Windows

The proposal is to replace the modern 1960s style single pane windows with new traditional timber sliding sash windows paying due respect to the surrounding area and the front elevation of the house. The new windows would respect the original look of The Property and compliment the refurbished elements of the entire building.

This means that the proposed works are minor by comparison and complete the external visual appearance of The Property in symmetry when viewed from Spen Lane and are in keeping with those of neighbouring properties, whereas the current modern examples are not. In addition, they will be a more secure window type with child locks.

Access

Access to and from The Property is not affected.

Flood Risk

This project does not include any changes to The Property that might impact flood risk.

9. HERITAGE IMPACT OF THE PROPOSAL

Most of the proposed refurbishment of The Property relates to returning the property to its original appearance and function with alterations to meet today's living requirements and making good the previous unsympathetic 1960s alterations and valuing its appearance within the Conservation Area.

The proposals balance the appearance, and the upgrading of the rear elevation, adding to the vernacular and making a positive contribution to the appearance of Spen Lane.

The chapel and neighbour's properties will not be affected by the proposal.

This Heritage Statement has been prepared in connection with the proposed upgrading of 33 St Saviourgate, defining the heritage significance of the site. The Property is capable of change.

Historic England advise that '*Vernacular houses can pose challenges in being adapted for modern living, but listed status does not preclude appropriate adaptation once the special qualities of the building in question is understood and respected.* The proposals (location, design, scale, materials etc) have been carefully designed to respond to the heritage significance of The Property and preserve the character and appearance of the conservation area. Critically there are no physical impacts to the main house itself and the work is entirely reversible.

In conclusion, this report finds that ***the special architectural and historical interest of the listed building at 33 St Saviourgate and the character and appearance of the conservation area will be preserved.*** The proposals fully accord with the heritage provisions in legislation, policy and guidance while bringing public benefits. This report respectfully recommends approval of the application.

10. SOURCES CONSULTED

Published Secondary Sources

Communities and Local Government (2019). *National Planning Policy Framework*.

English Heritage (2008). *Conservation Principles, Policies and Guidance*.

Leach, P. & Pevsner, N. (2009). *The Buildings of England Yorkshire West Riding: Leeds, Bradford, and the North (No mention of site)*

Historic England (2017). *Domestic 1: Vernacular House Listing Selection Guide*.

Internet and Library Resources

York Historic Environment Record: Building Record MY0904:

<https://her.york.gov.uk/Monument/MYO904>

The National Heritage List for England (NHLE):

<https://historicengland.org.uk/listing/the-list/list-entry/1256703>

City of York Council Planning Portal Public Access:

<https://planningaccess.york.gov.uk/online-applications/>

Heritage Gateway:

<https://www.heritagegateway.org.uk>

Historic England Archives:

<https://historicengland.org.uk>

11. APPENDIX A – LIST DESCRIPTION

The following building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1256703>

Heritage Category: Listed Building

Grade: II

List Entry Number: 1256703

Date First Listed: 14-Jun-1954

List Entry Name: 33 and 35, St Saviourgate, 10, Spen Lane

Statutory Address: 33 St Saviourgate

National Grid Reference: SE 60641 51980

County: North Yorkshire

District: York (Unitary Authority)

Parish: Aldwark

Details:

YORK

SE6051NE ST SAVIOURGATE 1112-1/17/991 (Northwest side) 14/06/54 Nos.33 AND 35

GV II

Includes: No.10 SPEN LANE. Two houses, now flats. c1770, altered and sub-divided in mid C19; C20 conversion. Orange-brown brick in Flemish bond with dressings at front of orange gauged brick; timber doorcases and cornice; tiled roof with rebuilt brick stacks. EXTERIOR: 3-storey 4-window front. Pilastered doorcases have enriched open pediment hoods on beaded consoles with wheatear drops and doors of raised and fielded panelling. Windows to No.33 are tripartite, with 1-pane sashes on ground and first floors and squat sashes on second floor. No.35 has two 1-pane sashes on each side of front door and to right of first floor: to left of first floor is 3-light canted bay with 1-pane sashes over panelled risers and with modillion cornice. Second floor has five squat 1-pane sash windows. All windows except canted bay have flat brick arches, and all have painted stone sills. Dentil and modillion cornice with inverted bell rainwater head initialled HFM to left of centre. Right return: 3 storeys and attic; 2-window gable end to Spen Lane. Doorcase is plain with cornice hood on consoles and door of 6 raised and fielded panels beneath divided over light. All windows except for 4-pane sash over door are 1-pane sashes: all have brick arches and painted stone sills.

INTERIOR: not inspected. (City of York: RCHME: The Central Area: HMSO: 1981-: 208).

Listing NGR: SE6064151980

12. APPENDIX B – BUILDING RECORD

Building Record MYO904 - 33 and 35 St Saviourgate and 10 Spen Lane

<https://her.york.gov.uk/Monument/MYO904>

Summary

A group of three storey houses with attics, built of brick, in 1770-1780. The houses were altered in the 19th century and converted into flats between 1963 and 1965.

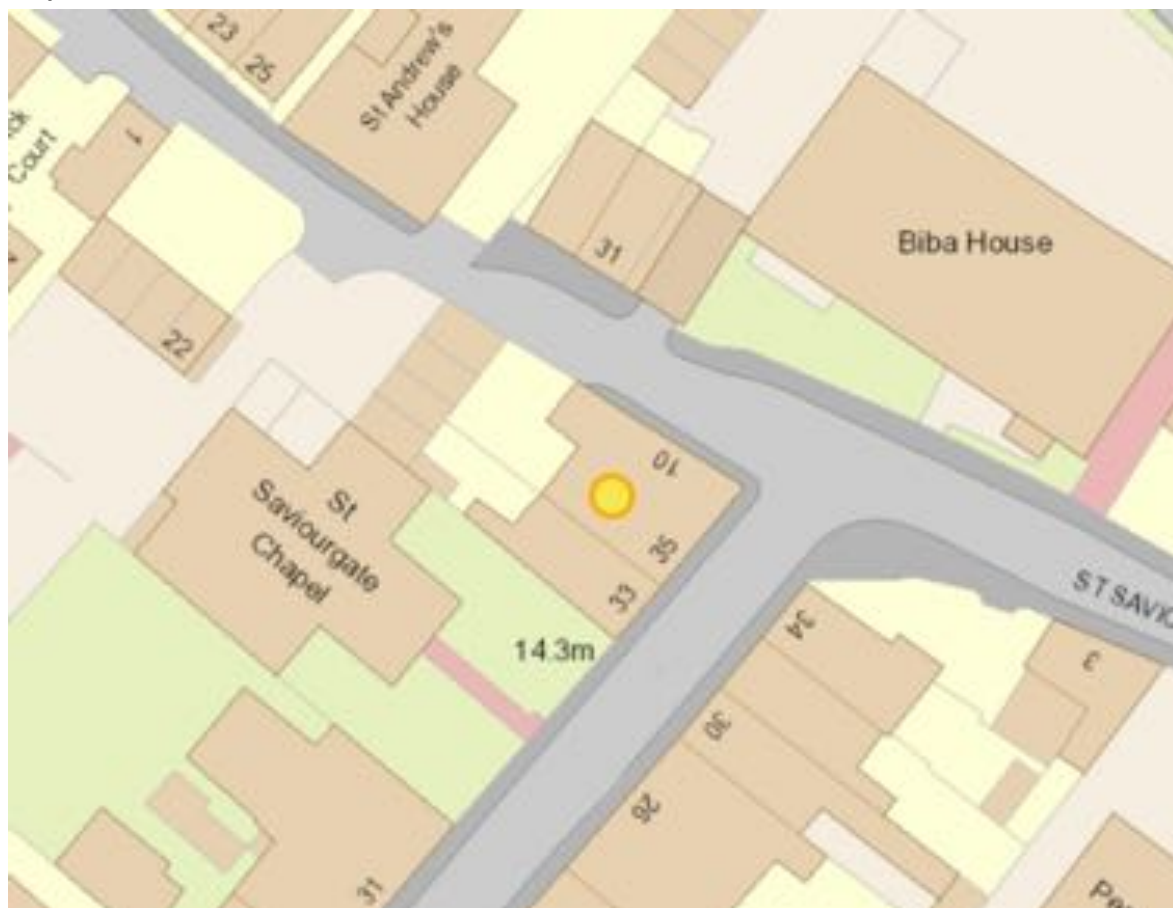
Location

Grid reference: SE 6064 5198 (point)

Map sheet: SE65SW

Unitary Authority: City of York, North Yorkshire

Map



Full Description

Includes: No.10 SPEN LANE. Two houses, now flats. c1770, altered and sub-divided in mid C19; C20 conversion. Orange-brown brick in Flemish bond with dressings at front of orange gauged brick; timber door cases and cornice; tiled roof with rebuilt brick stacks.

EXTERIOR: 3-storey 4-window front. Pilastered doorcases have enriched open pediment hoods on beaded consoles with wheatear drops and doors of raised and fielded panelling. Windows to No.33 are tripartite, with 1-pane sashes on ground and first floors and squat sashes on second floor. No.35 has two 1-pane sashes on each side of front door and to right of first floor: to left of first floor is 3-light canted bay with 1-pane sashes over panelled risers and with modillion cornice. Second floor has five squat 1-pane sash windows. All windows except canted bay have flat brick arches, and all have painted stone sills. Dentil and modillion cornice with inverted bell rainwater head initialled HFM to left of centre. Right return: 3 storeys and attic; 2-window gable end to Spen Lane. Doorcase is plain with cornice hood on consoles and door of 6 raised and fielded panels beneath divided over light. All windows except for 4-pane sash over door are 1-pane sashes: all have brick arches and painted stone sills.

INTERIOR: not inspected.

(City of York: RCHME: The Central Area: HMSO: 1981-: 208).

Listing NGR: SE6064151980

Derived from English Heritage LB download dated: 22/08/2005

Houses, Nos. 33, 35, and No. 10 Spen Lane, three-storeyed and built as one unit c. 1770– 80, were considerably altered in the 19th century and again c. 1964 for conversion to modern flats.

Each house has one front and one back room on each floor with a staircase between them. The elevation to St. Saviourgate was symmetrical, with the entrances to Nos. 33 and 35 opening to entrance passages. In No. 10 Spen Lane the entrance, in the gabled end of the building, leads directly to the stair hall. This house was also differentiated by having a close string staircase, whereas the other two have open-string stairs.

Monument 408; An Inventory of the Historical Monuments in City of York, Volume 5, Central. Originally published by Her Majesty's Stationery Office, London, 1981.

13. APPENDIX C – IMAGES

Existing Front and Side Elevation from St Saviourgate

33 St Saviourgate - Front & Side Elevation from St.Saviourgate



Existing Rear Elevations from Spen Lane

33 St Saviourgate - Rear Elevation from Spen Lane



Existing Steps and Store

33 St Saviourgate - Existing Steps & Store



Existing Roof Terrace and Steps

33 St Saviourgate - Existing Roof Terrace & Steps



Existing Rear Elevation, Extension, Doors, and Windows

33 St Saviourgate - Existing Rear Elevation, Extension, Doors & Windows



Existing Store and Garage with Sedum Green Roof



Sash Windows Examples from Neighbouring Properties

33 St Saviourgate - Sash Windows Examples From Neighbouring Properties



St Saviours House, St Saviours Place



No.35 St Saviourgate



St Saviours House, St Saviours Place



St Saviours House, St Saviours Place

14. APPENDIX D - HISTORIC MAPPING

JOHN COSSIN

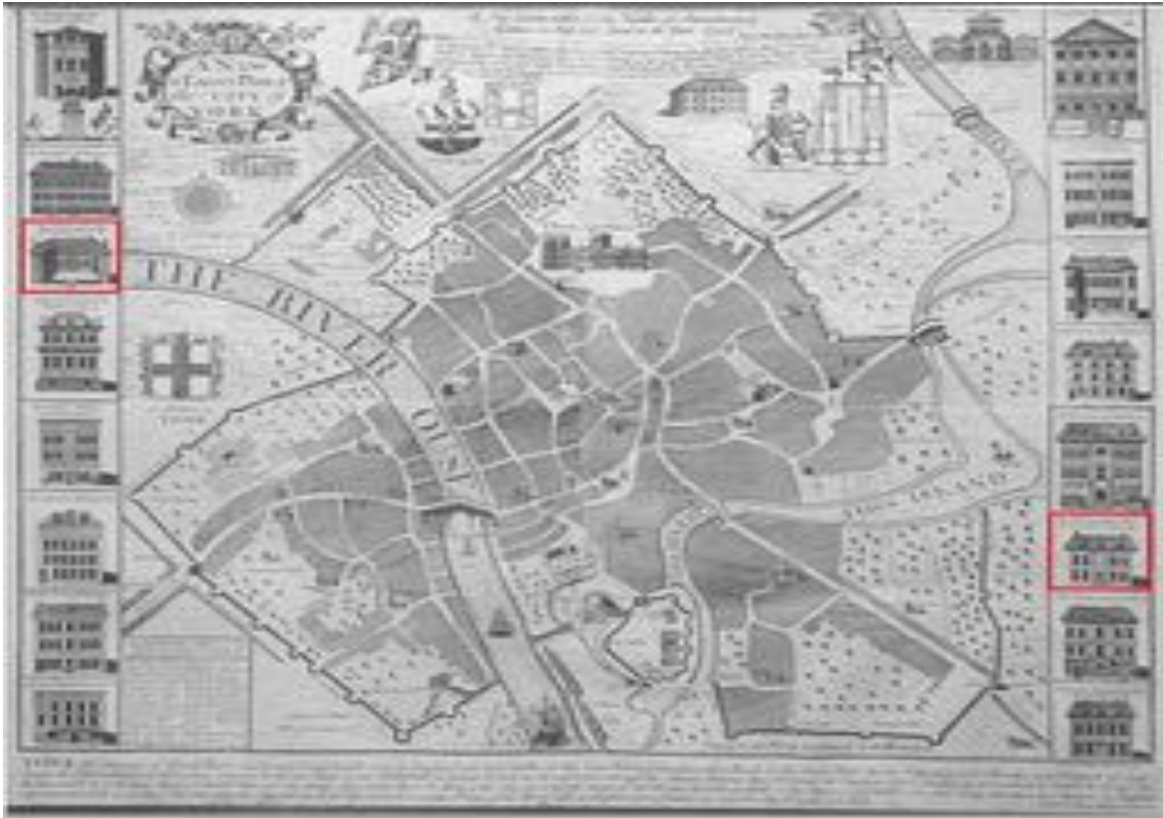


Figure 1: John Cossin's town plan of York with the St Saviourgate houses in red (Murray 1997), highlighting the high status of the street at that time.

1750 PETER CHASSEREAU



Figure 2: Detail from Peter Chassereau's 1750 Plan of the City of York, showing approx. site location in red of no. 33 St Saviourgate

1852 FIRST EDITION OS MAP



Figure 3: Detail from first edition Ordnance Survey map of 1852 (copyright David Rumsey) with the wider site in red, revealing the extensive gardens that once existed to the rear of the property.