

HERITAGE STATEMENT

On Behalf of Gigging Squid in support of an application new shopfront and mechanical plant equipment upon flat roof to rear.

Gigging Squid
18 Lendal
York
YO1 8AU



Architect: PNW Studios Ltd
34 Campbell Road
Twickenham
Middlesex
TW2 5B

Date: January 2024

1.0 Introduction

18 Lendal is the former Banks music shop. Banks having occupied the premises from 1985 through to February 2023. The premises is not a listed building but is located between two significant listed buildings.

To the North the Grade II* listed Fitzwilliam House at 14 Lendal which operated as Robson and Cooper leather goods shop from 1911 until 2014 and is now a bar known as "The House of Trembling Madness".

To the South the Grade II former York central post office at 22 and 22a Lendal which occupied the site from the 1880's through to April 2019. The post office building extends around the back of 18 Lendal.

On the opposite side of the road is also a row of listed 18th Century houses from 13 to 23 Lendal.

In short the property is surrounded by listed building premises.

In addition the property falls within the Central shopping Area of the York Central Historic Core Conservation Area.

It is therefore necessary to provide a Heritage Statement to show that the proposals to 18 Lendal do not negatively impact the neighbouring listed buildings and their setting within the conservation area.

2.0 Planning History for 18 Lendal

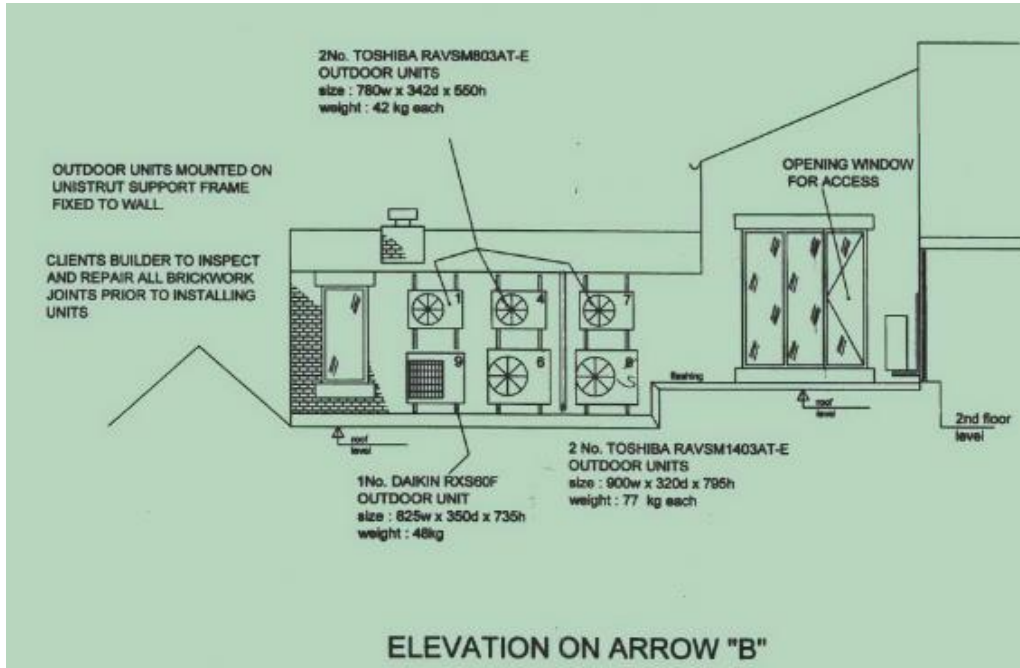
2.1 The planning history for 18 Lendal is fairly scant with only 2 entries upon the York planning website.

2.2 Installation of 9 no. air conditioning units to second floor flat roof area

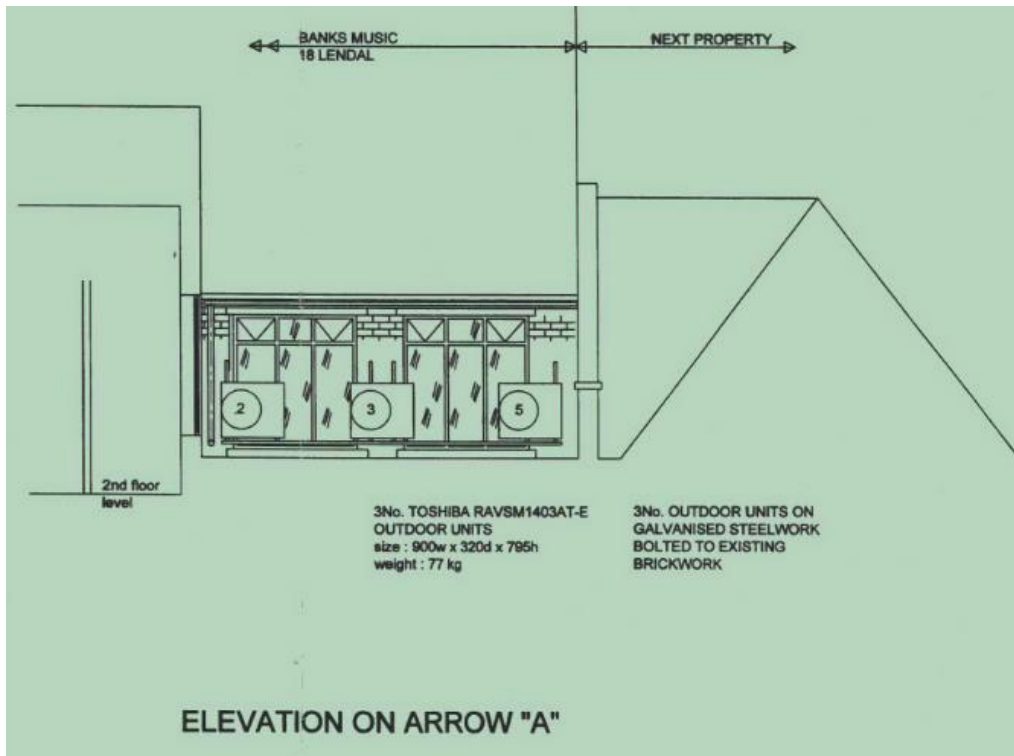
Banks Music Shop 18 Lendal York YO1 8AA

Ref. No: 08/01411/FUL | Received: Fri 06 Jun 2008 | Validated: Fri 25

Jul2008 | Status: Decided



Extract of internal elevation to rear flat roof area showing approved AC Units.



Extract of internal elevation to rear flat roof area showing approved AC Units.

2.3 Flat roof extension to first and second floor over existing ground floor extension to rear

Banks Music Shop 18 Lendal York
Ref. No: 98/02196/FUL | Received: Tue 15 Sep 1998 | Validated: Tue 15 Sep 1998 | Status: Decided

There are no drawings accompanying the record of this application upon the planning website. However it is believed that it will relate to the red brick staircase tower and lift riser shaft upon the rear of the building.



Extension to the rear of 18 Lendal
The lean to and fire exit within the lean to form part of the former post office demise wrapping around the back of the premises.

3.0 Photographic record for 18 Lendal

- 3.1 Prior to 1985 it would appear that 18 Lendal was occupied by a branch of Debenhams department store.



This image is likely to be from the early 1980's

3.1



This image from 1974 also showing the premises as a Debenhams department store.

3.2



This image from 1960 shows a sign reading “Rowntrees” upon the small return elevation.

The shopfront window appears to be displaying homewares.

It would appear that the premises is a Rowntrees store of some kind in 1960. Then taken over by Debenhams in the early 1970's

The deep fascia that seems at odds with the proportions of the host building is already in place. Perhaps it represents Rowntrees presenting a modern shopfront to the building?

There is also a flagpole to the corner and the wall brackets in place.

3.3



The corner of 18 Lendal is just visible in this photograph listed as 1900's of the post office in Lendal.

The sign appears to say "Teas" and what is visible of the shopfront seems to be more of a traditional style. This shopfront is more as one would expect for the style of the base building.

3.4



Unknown date. The traditional shopfront can just be glimpsed. Probably with a horizontal mid rail and a corner splay.

3.5



Pre 1884 Post Office and 18 Lendal does not appear to be present.

3.6

Conclusions from the photographic record.

Unusually there do not appear to be many public photographs available of the development of Lendal through the 20th Century. Perhaps the focus of attention being on the more historic streets nearby?

The development would appear to have been the construction of the post office and 18 Lendal in the late Victorian period. 1880's. With 18 Lendal having a typical ornate late Victorian shopfront at ground floor level. Perhaps as a Tea Rooms. At some point in the 20th Century this shopfront was removed and a more modern shopfront fitted and signed "Rowntrees". This could have occurred as early as the 1930's or as late as the 1950's? The replacement shopfront with the deep flat fascia that is present today.

4.0 Listed Building Information

4.1

The listed building details for the post office neighbouring are as follows:-

Grade: **II**

Date first listed: **14-Mar-1997**

List Entry Name: **GENERAL POST OFFICE**

Statutory Address 1: **GENERAL POST OFFICE, 22, LENDAL**

GV II

Post office. Dated 1884; late C20 alteration. By H Tanner. Orange brick in Flemish bond on moulded plinth of sandstone ashlar; frontispiece, dressings and copings of ashlar; slate roof with terracotta cresting, brick panelled stacks and ogee-capped cupola with finials. EXTERIOR: 2-storey 5-bay range, two intermediate bays gabled; 2-storey crosswing to right, 3-storey crosswing to left, both gabled and projecting slightly; at left end, one 3-storey bay. Plinth incorporates blocked square-headed basement openings. Central 1-storey frontispiece framed in diagonally set buttresses with corbelled-out heads beneath fascia with 'POST OFFICE' carved in relief: original entrance, now blocked, in segment-headed moulded surround ornamented with Tudor flower bosses. Flanking windows and those on second floor are of 2 lights, intermediate windows on second floor rising into gables. Original rainwater goods have blind Gothick-arcaded hoppers on stone brackets. Ground floor of right crosswing treated as screen of ashlar with stepped-up hoodmould. Doorway has panelled double doors in moulded surround with 4-centred head and foliate spandrels, beneath carved ribbon with incised legend AD ERECTED 1884 and band of blind trefoiled panels. On either side are tall 2-light windows. First floor window is of 3 lights, beneath stopped hoodmould and segmental relieving arch. Left crosswing has ground floor windows of 2 and 3 cinquefoiled lights grouped beneath common hoodmould: on first floor, 3-light oriel with moulded sill and cornice between tall 1-light windows: on second floor, 5-light window beneath stopped hood. End left bay has panelled folding doors in square-headed hollow chamfered doorway with 4-centred arch on 2 orders of jamb shafts with moulded capitals and blind traceried spandrels. First and second floor windows are of 2 lights, first floor one taller. Windows are mullioned, some transomed, generally 1-pane sashes, in ashlar square-headed quoined surrounds with sloped sills. Full width moulded string and band beneath first floor windows. Moulded eaves coping continued across left crosswing and end bay as second floor string course. INTERIOR: not inspected.

Listing NGR: SE6013351937

4.2

The Listed Building details for 14 Lendal "The House of Trembling Madness"

Grade: II*

Date first listed: **14-Jun-1954**

List Entry Name:

NUMBERS 10, 12 AND 14 AND CARRIAGE GATES ATTACHED TO NUMBER 14

Statutory Address 1:

**NUMBERS 10, 12 AND 14 AND CARRIAGE GATES ATTACHED TO NUMBER 14, 10,
12 AND 14, LENDAL**

Details

SE 6051 NW YORK LENDAL (Southwest side) 1112-1/28/549 Nos.10, 12 and 14 and Carriage 14.06.1954 Gates attached to No.14

GV II*

Alternatively known as: Nos.11, 13 AND 15 LENDEL. Pair of houses; now bank, shop and offices: carriage gates attached to rear of carriageway beneath No.14. Houses early C18; converted to offices and shops c1880; No.12 converted to bank 1959. Carriage gates c1890. MATERIALS: orange-brown brick in Flemish bond; Nos 10-12 have ashlar doorcase and porch in ground floor of reconstituted stone. Front eaves cornice of timber, at rear plain brick parapet with stone coping: double span roof, tiled at front, slate at rear, with truncated brick stacks, one rendered. One gable to rear range is shaped. 2 gabled dormers with 4-pane sash windows to Nos 10-12. Wrought-iron gates. EXTERIOR: 3-storey 8-window front. To right of centre, Tuscan porch with fluted frieze and angle roundels has double doors of raised panels bordered in flutes and paterae beneath radial fanlight, in round-arched architrave with imposts. Ground floor on either side is pilastered with plain fascia and moulded cornice; to left of porch, margin-glazed windows are set in square-headed recesses; to right, entrance to No.10 is door of 6 beaded panels with patterned overlight in similar recess. Left end of No.14 altered to provide flat-arched carriageway flanked by Tuscan columns and antae. Shopfront has canted plate glass window with blocked clerestory retaining arched glazing bar, between recessed doorways, one altered to window, one with glazed and panelled door, both beneath tall small-pane overlights. First floor windows are 4-pane sashes to Nos 10-12, 12-pane sashes to No.14; all second floor windows are squat 4-pane sashes. All windows have segmental arches of brick and painted stone sills. Raised band to second floor. Dentil and modillion eaves cornice with rainwater head dated 1774 in centre, and fallpipe on ornate clamps embossed with blank cartouche in a Corinthian arch. Gates at rear of carriageway are of slim railings shaped into bands of Art Nouveau motifs. Rear: 3 storeys and basement; 7 windows. Basement windows to No.14 have 1-course segmental brick arches and brick sills. Upper floor windows are segment-arched 4-pane sashes in altered openings, with tall round-headed 8-pane sash at left end of first floor. Raised brick bands to first and second floors. INTERIOR: of No.10. Ground floor: stairhall has dentil cornice: open-string staircase to first floor, with sunk-panel treadends, turned balusters and serpentine moulded handrail, swept at foot onto turned newel on shaped curtail step: stairwell lined with raised and fielded dado panelling terminating in paired fluted pilasters. Staircase window has splayed opening with seat. First floor: landing has plaster ceiling with sloped cornice enriched with acanthus and paterae, and bolection moulded panels framing oval centre panel: doorcase reveals of raised and fielded panelling. Door to front room is of 6 panels bordered in flutes and roundels. Front

room door and window architraves are fluted, with angle paterae or roundels; doorcase has shell and festoon frieze, and moulded cornice; windows have panelled shutters: plaster ceiling has acanthus leaf cornice, and foliate centre panel surrounded by looped wheatear trails and medallions with masks: shelf on shaped brackets encircles room. Rear room has beaded panel door, moulded dado rail, and fireplace in bolection-moulded surround with pulvinated frieze and moulded cornice shelf: early C18 door of raised and fielded panels leads to closet in corner with front room. Replacement staircase to second floor has open string, shaped treadends, turned balusters and serpentine handrail wreathed at foot around newel on shaped curtail step. Second floor: front and back rooms to left have ceilings coffered with moulded spine beams with plaster leaf moulding in each corner; front room has plain fireplace; rear room fireplace similar to that in room below. In rear room, 3-panel door on plank backing and H-hinge leads to fireside closet. 3-panel door on landing leads to attic. Attic has lime ash floors. Interior of No.12: RCHM record "moulded jambs of a C15 doorway... presumably from the Augustinian Friary".

Interior of No 14 (Robson & Cooper) retains most of its original features including some panelling and a fireplace to rear ground floor, plus original shutters to rear windows. A large continuous string staircase with turned balusters and a moulded hand rail to the first floor. First floor has single rear room with complete early C18 panelling, fireplace, shutters, doors and plaster coving. Landing has fine set of round headed doorways with moulded surround and keystones, plus linking ramped dado panelling. Main front room has plaster coving, shutters and single round headed doorway in moulded surround. Small front room has original corner fireplace, dado panelling and original panelled doors. Fine original staircase to second floor with 2 turned balusters per tread, ramped and moulded handrail and matching dado panelling, plus round headed doors. Second floor rooms have original doors, corner fireplaces and coving. Small stair to attic. HISTORICAL NOTE: c1870, No.10 became the office of JB and W Atkinson, direct successors of the architect John Carr of York. James Demaine became a partner in 1877, Walter Brierley in 1886 on the death of W Atkinson. The successors of this partnership are still in occupation at these premises, at the time of survey. (City of York: RCHME: The Central Area: HMSO: 1981-: 155).

Listing NGR: SE6007051966

4.2 Listed Building entry for 13-23 Lendal. Premises to opposite side of the road.

Grade: **II**

Date first listed: **14-Jun-1954**

List Entry Name: **13-23, LENDAL**

Statutory Address 1: **13-23, LENDAL**

Details

YORK

SE6051NW LENDAL 1112-1/28/551 (North East side) 14/06/54 Nos.13-23 (Odd)

GV II

Formerly known as: Nos.4 AND 6 LENDEL. Three houses, now five shops with offices above. Mid C18; altered and modernised in C20. Orange brick in Flemish bond; timber doorcase, shopfronts and eaves cornice; slate roof with 6 gabled dormers with 2x8-pane horizontal sliding sashes. EXTERIOR: 2-storey 11-window front. C20 shopfronts framed in sunk-panel pilasters with foliate capitals, full-width, partly fluted frieze and moulded dentilled cornice. Pedimented doorcase in centre has sunk-panel jambs with foliate capitals, fluted frieze with garlanded paterae and carved centre panel, and dentilled cornice: door is of 6 raised panels, bordered in flutes and paterae, in fluted architrave. First floor windows are 12-pane sashes with renewed sills and flat arches of gauged brick. Dentil and modillion eaves cornice with 3 inverted bell rainwater heads, 2 enriched with winged cherub heads, left end one dated 1766. INTERIOR: not inspected. (City of York: RCHME: The Central Area: HMSO: 1981-: 155).

Listing NGR: SE6011951974

4.3

Conclusions from looking at the listed building descriptions for the immediately neighbouring buildings.

It can be seen that the premises site within the context of a rich variety of historical properties.

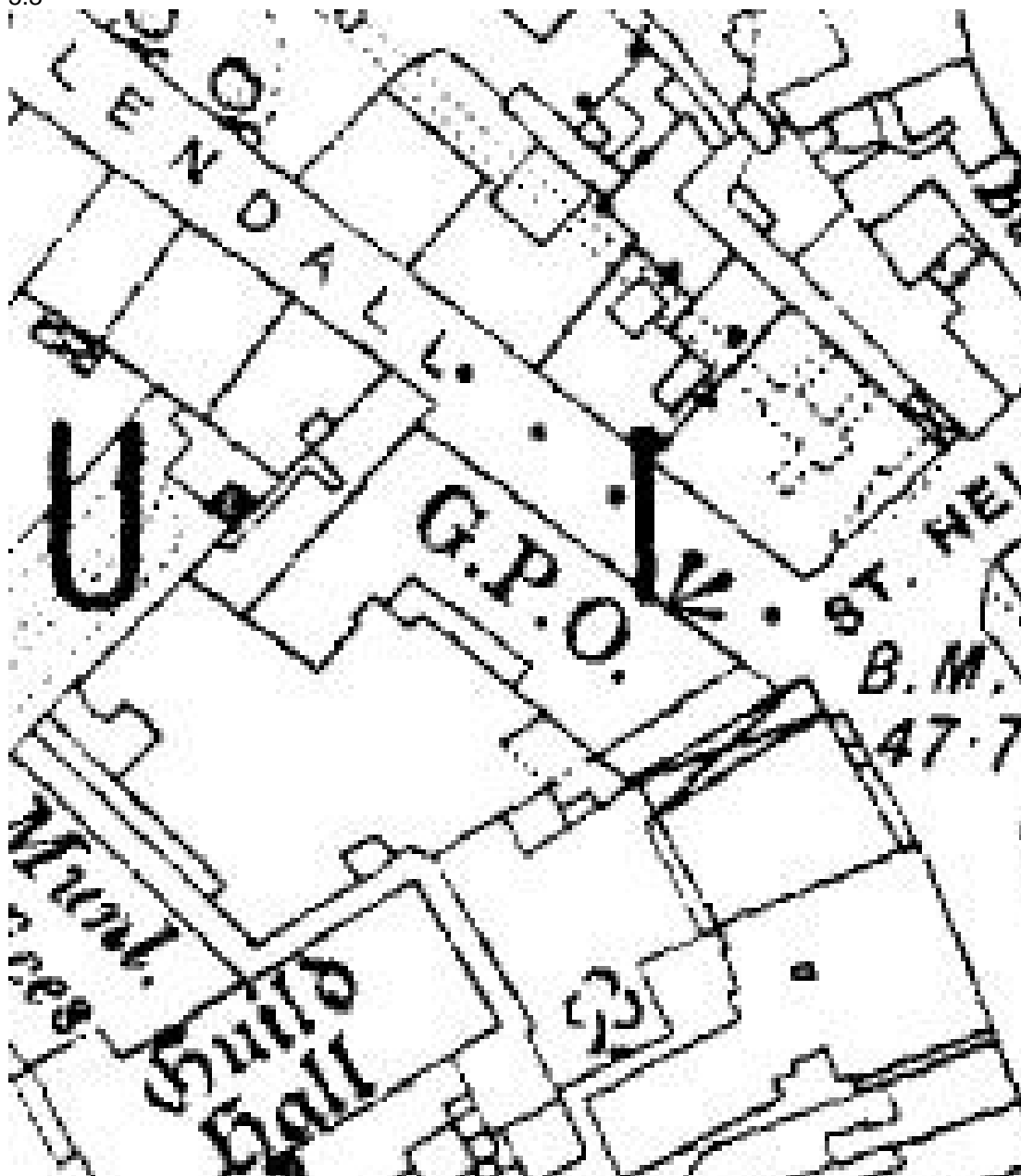
5.2



Excerpt of map of Leeds from 1853 prior to construction of Lendal Bridge.

- 18 Lendal and the post office not constructed at this stage.

5.3



Excerpt from map 1889 to 1893

- The post office is now built and 18 Lendal.
- 18 Lendal shown as divided into two properties.
- The step forward in the line of the shopfront now appears.

5.4 Conclusions from looking at the historical maps.

18 Lendal may have been constructed in two phases. The pitched roof element preceding the flat roofed element. The infill flat roof element occurring over a former access road. This is borne out by a line of internal columns. However the front elevation is composed as a single entity. Suggesting that a new elevation was added at a similar time as the infill element over the access road.

6.0 The proposals and assessment of their impact

6.1 The two areas to consider are the proposals to the shopfront and the proposals to the flat roof at the rear.

6.3 Shopfront proposals.

The current deep fascia to the shopfront appears to have been present upon the building for longer than might normally have been assumed. At least from 1960 and perhaps from quite a bit earlier.

There is evidence of a more traditional arrangement having been in place at the early part of the 20th Century.

The question therefore arises as to what is an appropriate treatment to suit the new occupancy as a restaurant?

An argument can be made either way.

Work with the deep fascia as it reflects a stage in the development of the building or replace the deep fascia with a more traditional shopfront arrangement as this would sit more harmoniously with the upper parts of the building.

On balance it is felt that a traditional shopfront arrangement would be more appropriate. In some sense what looks like the earlier incarnation as a Tea Room and the proposed new occupancy as a restaurant is a better fit than the new restaurant behind former department store windows.

To achieve the above it would be necessary to remove the existing metal framed shopfront windows and deep fascia and replace these with a joinery constructed shopfront.

Please refer to the accompanying drawings for details.

As the fabric of the building is not listed the importance of weighing harm to the host building is less of a concern than it would be for a listed building. What is of concern is whether the removal of the existing fascia would constitute harm to the surrounding listed buildings?

In this case it is difficult to see how introducing a traditionally designed shopfront could cause harm to the surrounding context. There is much about the current deep, plain fascia and signage that goes against the recommendations within the York central conservation area design guidance. The proposed traditional shopfront being more closely aligned to the design guidance for well designed shopfronts to the central shopping area.

6.4 Works upon the rear flat roof area.

The rear flat roof area is at second storey level. The flat roof area is surrounded by a further storey on 2 and half sides and a pitched roof on the fourth side.

The consequence is that the flat roof area is very well concealed from neighbouring properties and public spaces.

This circumstance has allowed the location to become the position for existing plant AC equipment. With the new occupancy as a restaurant it is therefore proposed to position the kitchen extract duct and supply air equipment in this location.



This view from Goole Earth shows the existing flat roof area with 6 AC units positioned upon it. It can be appreciated that there is very little opportunity for anything placed upon this flat roof area to be visible from the ground or neighbouring properties. Indeed the satellite view is the only position from where the flat roof area can be easily seen.

- 6.5 There are 3 office windows positioned in the gable end of the neighbouring former post office building. It can be seen that eye level would be below the flat roof height within these first floor rooms. It may just be possible to see the proposed supply air equipment proposed upon the flat roof if looking out of these windows at an acute angle.
- 6.6 Due to the proximity of the neighbouring office space the proposed mechanical plant upon the flat roof has been appraised acoustically to ensure that a nuisance is not caused to the neighbouring premises. Please refer to the acoustic report accompanying.

7.0 Overall conclusions from the appraisal

- 7.1 This is not a full Heritage Assessment that a listed building would warrant. It is limited to addressing the impact upon the neighbouring listed buildings and the wider conservation area.
- 7.2 With regards to the shopfront. The proposed shopfront is in tune with the guidance contained within the York Central Design Guide Para 6.12 Page 189. The existing shopfront though having some age is at odds with the design guidance. It would be regarded as dominating the existing host building and be at odds with the design guidance. Therefore the proposed new shopfront would be a positive benefit to the street scape and the context of the neighbouring listed buildings.
- 7.3 With regards to the proposed mechanical plant equipment to the rear flat roof area. This area has historically been the position for plant equipment and therefore there is a precedent set for this location as being a suitable location. This suitability arises from the flat roof area being almost completely concealed from sight. Either from neighbouring properties and public areas. As such the positioning of plant equipment in this position does not represent a negative impact upon the neighbouring listed buildings or the larger context of the area.
- 7.4 It does need to be ensured that the plant proposed to be located upon the flat roof does not create an noise nuisance and therefore a background noise survey has been undertaken and report provided. Please see accompanying.
- 7.5 The proposals represent a positive contribution to Lendal bringing this vacant premises back into viable use.