



Design and Access Statement including Heritage Statement
28 Gillygate, York

Issued: 04.04.23
Doc No: A407/DAS
Revision: B (09/01/24)

Contents

Design & Access Statement

- 1.0 Summary
- 2.0 Introduction
- 3.0 Use
- 4.0 Amount
- 5.0 Layout
- 6.0 Scale
- 7.0 Appearance
- 8.0 Access

Heritage Statement

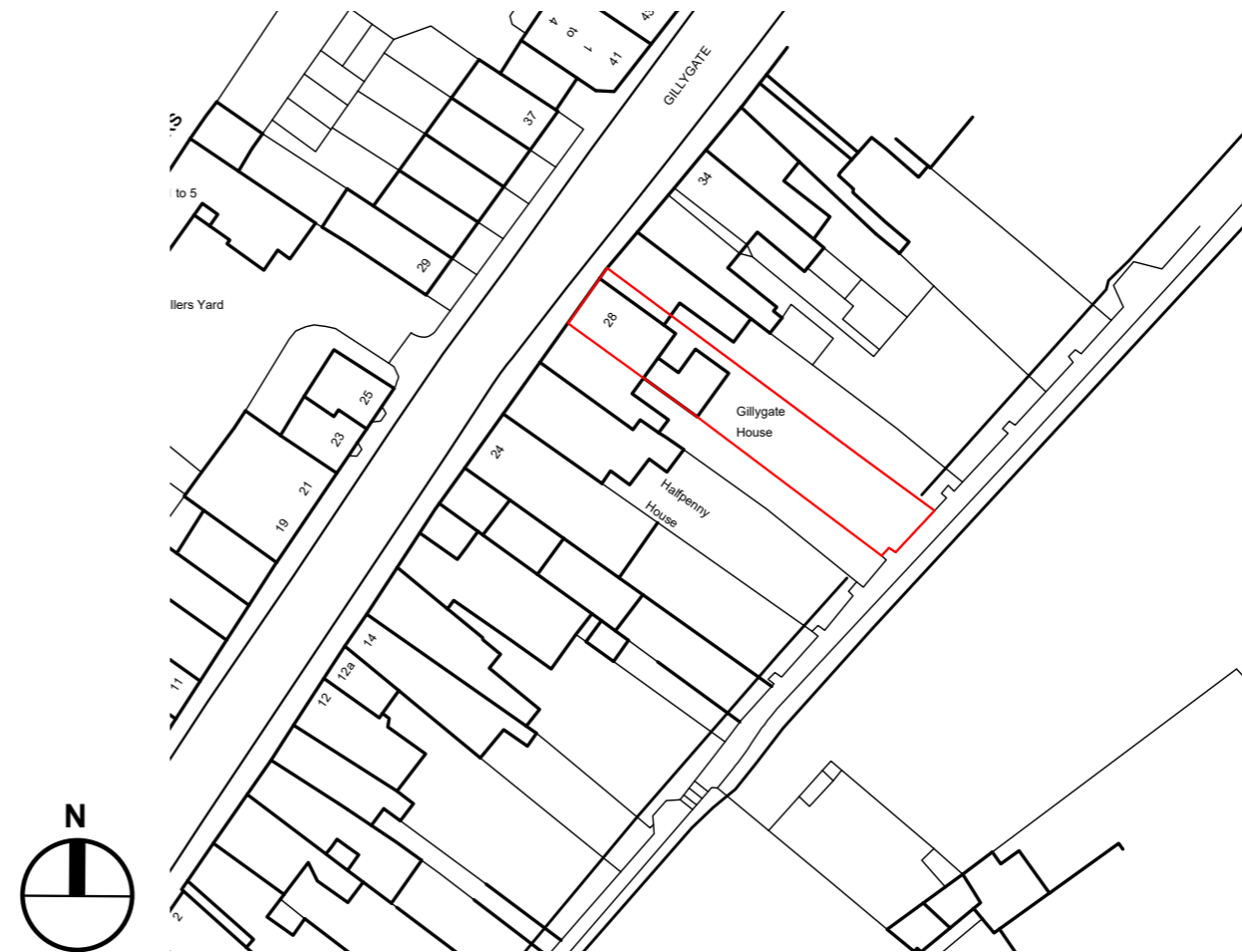
- 9.0 Designation Records
- 10.0 Planning History
- 11.0 History & Architectural Description
- 12.0 Relationship to Context & Setting
- 13.0 Assessment of Significance
- 14.0 Impact on Significance
- 15.0 Conservation Policy
- 16.0 Conclusion

Appendix A - Listing

Appendix B - Site Photographs

1.0 Summary of Project Details

Project Address: 28 Gillygate, York
Local Authority: City of York
Client: Brendan Hopkins
Planning Reference: Listed Building Consent
Designation Status: Grade II* Listed
Conservation Area: York Central Historic Core (Gillygate)



Proposed site of development

Fig.1: Site Location Plan (NTS)

2.0 Introduction

- 2.1 This document has been prepared by Mass Architecture on behalf of Brendan Hopkins to support the resubmission of a retrospective Listed Building Consent Application to repair and replace a stone entrance step and install a boot scraper to 28 Gillygate York. The resubmitted application proposes an revised design, removing two uprights from the entrance step and re-introducing a corner radius to the leading edge of the step.
- 2.2 Damage to the stone entrance step, resulting from the prolonged use over two centuries, necessitated its repair and replacement. When the work was carried out, alterations were made to the design of the step which resulted in the loss of the radius edge to the leading edge, which was a feature of the original design. This application seeks to amend the design of the step re-introducing the radius of the original design. A further alteration includes the addition of a boot scaper on the step.

3.0 Use

- 3.1 The property is Grade II* Listed and was constructed in 1769 as a house. It was used as a doctor's surgery from the 19th century to the early 21st century, being converted back to residential use in 2015. It is not proposed to change this current residential use.

4.0 Amount

- 4.1 There will be no loss or gain of floor space as a result of these proposals.

5.0 Layout

- 5.1 There will be no alterations to the layout as a result of these proposals.

6.0 Scale

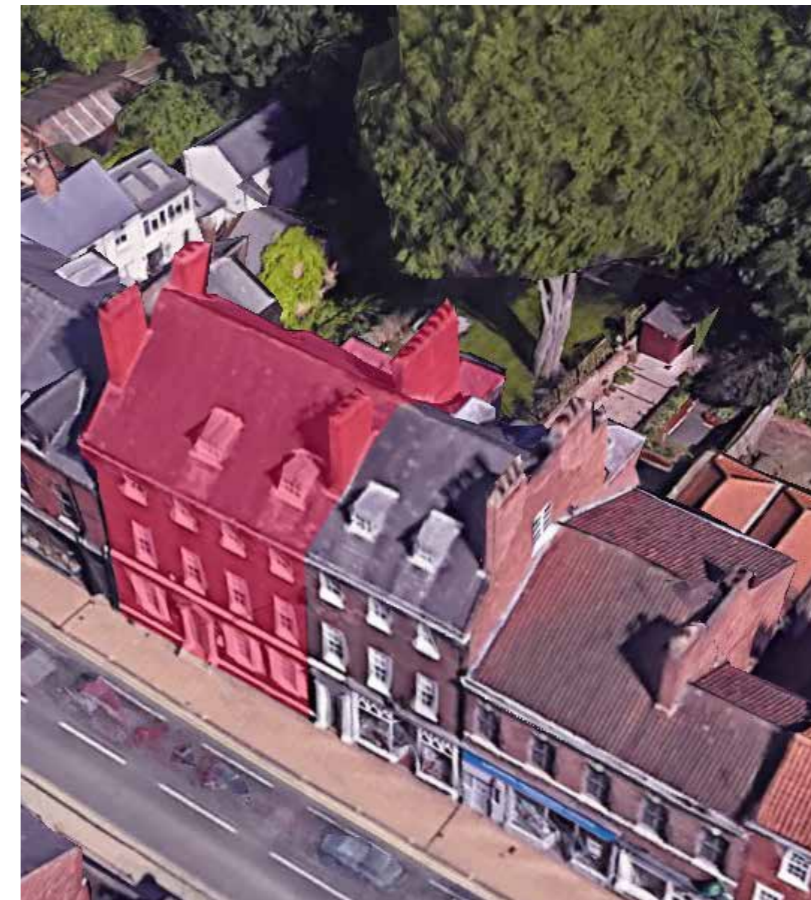
- 6.1 No alteration to the scale of the application site is proposed.

7.0 Appearance

- 7.1 Generally, the external appearance of the original property will not be altered.
- 7.2 The proposed alterations are subtle, comprising of some replacement of the entrance step to address the condition and design of the existing stone step. In addition the changes seek to prevent incidents of members of the public tripping over the steps, especially at night, by inserting a boot scraper to help visually highlight the steps.

8.0 Access

- 8.1 No alteration is proposed to the access arrangements of the property.



Aerial image of Gillygate House

9.0 Designation Records

9.1 The application site is Grade II* Listed, designated on 14 June 1954, as a single building that forms 26 and 28 Gillygate. The site is also within the Central Historic Core Conservation Area, Character Area Five: Gillygate, which was designated by City of York Council in 1968. The site is also within close proximity to a number of designated heritage assets:

- Wagon and Horses (now the Gillygate) Public House 48 Gillygate , Grade II listed building - List Entry Number 1257784
- 23 and 25 Gillygate, Grade II listed building - List Entry Number 1257781
- 12a Gillygate, Grade II listed building - List Entry Number 1257780
- 5 Gillygate, Grade II listed building - List Entry Number 1257779
- 2 Gillygate, Grade II listed building - List Entry Number 1257778

10.0 Planning History

10.1 The recorded planning history of 28 Gillygate according to City of York Council's planning application portal is as follows (discharge/variation of conditions and applications regarding trees have been omitted from list):

- Planning application 20/02024/FUL | Erection of single storey rear extension - Approved 27th July 2021

- Listed Building Consent application 20/02025/LBC | Internal and external alterations to include single storey rear extension - Approved 27th July 2021

- Listed Building Consent application 18/12725/LBC | External works including installation of external extractor vents to the rear of the property (retrospective) - Approved 18th July 2018

- Planning application 17/01711/FUL | External alterations to rear extension and glazed link corridor, including retention of pitched roof canopy and formation of raised walkway. Reinstatement of rear external door and steps - Approved 5th January 2018

- Listed Building Consent application 17/01712/LBC | External alterations to rear extension and glazed link corridor, including retention of pitched roof canopy and formation of raised walkway. Reinstatement of rear external door and steps - Approved 5th January 2018

- Planning application 16/01773/FUL | Demolition of rear extension and reinstatement of rear door and steps - Approved 21st September 2016

- Listed Building Consent application 16/01774/LBC | Demolition of rear extension and reinstatement of rear door and steps - Approved 7th October 2016

- Planning application 15/00816/FUL | Change of use doctors surgery (Class D1) to offices (Class B1) - Approved 27th May 2015

- Planning application 14/01080/FUL | Change of use doctors surgery (use Class D1) to dwellinghouse - Approved 10th October 2014

- Listed Building Consent application 14/01081/LBC | Conversion of doctors surgery to dwelling house with associated alterations - Approved 10th October 2014

- Listed Building Consent application 02/02181/LBC | Internal alterations to provide disabled wc and baby changing facilities - Approved 21st October 2002

- Planning application 98/02796/FUL | Change of use of 2nd floor from flat (Class C3) to rooms for the provision of NHS medical services (Class D1) - Approved 17th February 1999

11.0 History & Architectural Description

- 11.1 Numbers 26 and 28 is a Grade II Listed Georgian building that was constructed in 1759 by the locally renowned master builder Robert Clough. The building has 3 storeys, plus an attic level and 7 bays, with the first four bays from the north-west forming number 28. The property is constructed using dark, mottled red bricks with bright red brick fanlights above the windows and white stone horizontal bands to highlight the plinth and 1st storey. The windows are 6 over 6 vertical sliding timber sashes. The ground floor windows have white painted shutters.
- 11.2 The entrance doors of 26 and 28 Gillygate differ in design. No 26 has a Tuscan pilaster doorcase with entablature and cornice hood, an overlight with glazing bars, and a door with 6 flush panels. A single step from the street gains access in to the property. On number 28 the 2nd bay contains an original doorcase of engaged Tuscan columns, triglyph frieze blocks, fanlight, and open dentilled pediment. Three entrance steps provide access from the street level into the property. To the right of the doorway is a snuffer.
- 11.3 The roof has 4 attic dormers and is covered in Welsh slate. The rainwater goods are black cast iron, supported from a white dentilled modillion cornice. At the right of the facade there is a rainwater downpipe with a lead hopper dated '1770'. Chimneys are in front of ridge to left and right and near centre.
- 11.4 Both number 26 and number 28 were built as houses, and have undergone alterations during the 19th, 20th and 21st centuries. Number 28 was used as a Doctor's Surgery from the 19th century until the early 21st century. Consent was granted in 2015 to convert the property back to residential use.



Front of 28 Gillygate

12.0 Relationship to Context & Setting

- 12.1 28 Gillygate lies within the Central Historic Core Conservation Area, Character Area Five: Gillygate, designated in 1968. Gillygate is medieval in origin but has a mix of 18th and 19th century buildings. The Conservation Area consists of Gillygate and several adjoining side streets. The south-eastern and south-western boundaries are defined by the city walls and the walls of St Mary’s Abbey. The northern boundary is marked by the grounds of Bootham school and the University of York St John. The proximity to the city centre and as a route to the university, make Gillygate a busy pedestrian and traffic route. The coach park on Clarence Street also feeds high numbers of tourists onto the narrow footpaths.
- 12.2 The Conservation Area Appraisal describes Gillygate as a street tightly enclosed by buildings which have a similar building line but a range of heights creating an interesting street scene. It is noted that the concrete slab pavements of Gillygate are very narrow and that views from Gillygate are not particularly inspiring

13.0 Assessment of Significance

- 13.1 Most historic sites or buildings are significant for a range of reasons, and it is important to understand all of its values in order that informed, balanced decisions can be made. Based on Historic England’s ‘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

- 13.2 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.

Evidential Value - Medium

- 13.3 Taken as a whole, 28 Gillygate has medium evidential value as an example of a late 18th century dwelling. Many of the original features of the property remain including windows, staircase, fireplaces, cornicing, architraves and skirting, etc. Its frontage retains many of its original features.

Historical Value - Medium

- 13.4 The house provides little unique evidence about the past but does illustrate the tastes and affluence of its owners/builders in the late 18th century. Elements of the social hierarchy of Georgian society and separation of domestic functions can be understood from the plan layout. The property also has historical value as part of the development of Gillygate from a medieval street to a modern shopping and residential street.

Aesthetic Value - High

13.5 The building has high aesthetic value as a quality Georgian residence. The front elevation is especially elegant with strong architectural symmetry, despite the impact of the later changes to no.26, it makes an attractive contribution to the Conservation Area, as noted in the Conservation Area Character Appraisal.

Communal Value - Low

13.6 Private domestic properties arguably have little Communal Value. The property would have had greater communal value when it was formerly a doctor’s surgery. However, 28 Gillygate does contribute positively to the character of an important and interesting part of York’s Historic Central Core.

Overall - Medium - High

13.7 The property is an attractive and substantial Georgian property. It retains many original features and makes a positive contribution to the character of the Conservation Area

14.0 Impact on Significance

14.1 The key alterations to the property can be summarised as follows (refer to drawings A407/100 and 101 for full details):

- **Replacement of stone step;** Replacement of the stone step.
- **Installation of boot scraper;** The fitting of a boot scraper on to the stone step.
- **Impact on Conservation Area;** The potential impact on the character of the Conservation Area of the changes to the steps

13.2 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		
	Replacement of stone step	Installation of boot scraper	Impact upon Conservation Area
Heritage Value of Impact Element (Significance)	<p>High The aesthetic value of the front elevation is high, with each individual element contributing to a greater whole. However, the entrance steps are the most architecturally insignificant element of that whole.</p> <p>The entrance is an important part of the architectural composition and aesthetic that makes this an attractive building. However that importance is derived from the scale and detailing of the Tuscan columns, triglyph frieze blocks and open dentilled pediment.</p>	<p>High The entrance is an important part of the building. However, the steps are not the most architecturally significant part of the entrance.</p>	<p>High The aesthetic value of the front elevation is of the listed building is high. Gillygate is a Conservation Area and has a protected Character.</p>
Magnitude of Impact	<p>Negligible There is some avoidable loss of historic fabric with the replacement of the stone. However, the grandeur, aesthetic and attractiveness of the entrance are maintained. There is no impact on the composition of the front elevation of the property.</p> <p>This alteration does not impact upon the heritage values of the building or the Character of the Conservation Area, is less than substantial harm and on that basis no harm results.</p>	<p>No Change This alteration does not impact upon the heritage values of the building or the Character of the Conservation Area, is less than substantial harm and on that basis no harm results.</p>	<p>Negligible This alteration does not impact upon the heritage values of the building or the Character of the Conservation Area, is less than substantial harm and on that basis no harm results.</p>
Impact of Change	Slight	Neutral	Slight
Mitigation Measures	The step was replaced in stone to match the removed step.	The style of the boot scraper is simple and appropriate to the building.	<p>The steps were replaced in stone to match the removed steps.</p> <p>The lights are low level LEDs that highlight the steps at night but do not create light pollution to neighbouring properties.</p>
Justification	The replaced stone step was damaged and eroded by prolonged use, and could not be repaired. The materials used are appropriate to the building.	The boot scraper helps highlight the entrance steps which can be easily tripped over.	The alterations to the steps are required to maintain the property in use and prevent potential trip hazard to pedestrians on Gillygate.

15.0 Conservation Policy

- 15.1 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposed works will not impact the composition of the elevation or the detailing that defines appearance of the entrance Tuscan columns, triglyph frieze blocks and open dentilled pediment. The Conservation Area Appraisal describes Gillygate as a street tightly enclosed by buildings with narrow pavements, this Character will not be affected by the alterations to the steps.

- 15.2 Section 16 of the NPPF, 'Conserving and enhancing the historic environment', requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal. They are required to take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (Para.195).

The proposed works have will have a slight impact upon the significance of the heritage asset however, the works will ensure the long-term viability and use of the heritage asset and will enhance public safety.

- 15.3 Paragraph 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 proposals will have negligible impact upon the heritage asset, its key features will remain unaltered, and on that basis we would assert that there is no harm to the significance of heritage assets.

16.0 Conclusion

- 16.1 The proposals will not affect the heritage values or significance of the building. The stone steps represent the least important element of the elevation and entrance doorway, although some historic fabric will be lost this does not result in harm to the significance of the heritage asset. The Character of the Conservation Area will remain unaffected by the proposed works. If the Decision Maker arrives at a finding of harm, that harm must necessarily be less-than-substantial and at the very lower end of the scale, and entirely capable of being outweighed by public benefits which include improved safety for pedestrians on Gillygate.

Official list entry
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1257782
Date first listed: 14-Jun-1954
Date of most recent amendment: N/A
List Entry Name: 26 AND 28, GILLYGATE
Statutory Address 1: 26 AND 28, GILLYGATE

YORK

SE6052SW GILLYGATE 1112-1/13/370 (South East side) 14/06/54 Nos.26 AND 28

GV II*

Two houses, now doctors' surgery and shop. Built in 1769 by Robert Clough. Altered in early C19 and C20. Brick in Flemish bond with some painted stone dressings. Slate roof.

EXTERIOR: 3 storeys plus attic and 7 bays. The facade has a plinth, a storey band above the ground floor, and a dentilled modillion gutter cornice. The windows are glazing bar sashes (the glazing bars a C20 restoration) with rubbed brick flat arches and projecting sills. The ground-floor windows have panelled external shutters. There are 4 flat-roofed attic dormers. The ground floor of No.26 (the 2 right-hand bays) contains a C19 shopfront with timber pilasters and fascia, and a doorway recessed between 2 plate-glass windows. To its left the 5th bay contains an early C19 Tuscan pilaster doorcase with entablature and cornice hood, an overlight with glazing bars, and a door with 6 flush panels. The 2nd bay contains an original doorcase of engaged Tuscan columns, triglyph frieze blocks, fanlight, and open dentilled pediment. To the right of the doorway is a snuffer. At the right of the facade there is a rainwater downpipe with a lead hopper dated '1770'. Chimneys in front of ridge to left and right and near centre.

INTERIOR: No.26 was recorded by RCHM as containing an original staircase and ceiling cornices. No.28 is said to have rococo plasterwork in a ground-floor room and in the saloon above, and a roundel with Gothic cusping above the staircase. The staircase is said to have turned balusters with large plain umbrella-shaped knops. Some original fireplaces and some later ones inserted by Thomas Wolstenholme. (An Inventory of the Historical Monuments of the City of York:

RCHME: Outside the City Walls East of the Ouse: HMSO: 1972-: 74).

Listing NGR: SE6016452331



Image 1 - The original step design before alteration



Image 2 - Current steps after repairs, showing the altered step design, new LED lights and boot scraper.



Overall view of doorway