

Plans Processing Unit
West Offices
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York
YO1 7ET

Our ref: ygh.2401.lpa.ek
Date: 17 January 2024
Email: e.keogh@oneill-associates.co.uk

Dear Sirs,

**GILLYGATE HOUSE, 28 GILLYGATE, YORK, YO1
REPAIR AND REPACEMENT OF EXISTING LOWER STONE STEP WITH NEW STONE STEP
PLANNING PORTAL REFERENCE: PP-12731087**

The above application has today been submitted via the planning portal.

The application comprises:

- i. Application form.
- ii. This covering letter.
- iii. A407-MAS-XX-ZZ-DR-A-098-P1-Location Plan
- iv. A407-MAS-XX-ZZ-DR-A-099-P1- Existing and Proposed Site Plan
- v. A407-MAS-XX-ZZ-DR-A-100-P2-Existing Door Details
- vi. A407-MAS-XX-ZZ-DR-A-101-P4-Proposed Door Details
- vii. Design & Access Statement and Heritage Statement Rev B

The Design & Access and Heritage Statement outlines the rationale for the replacement of the step. Damage to the lower stone entrance step, resulting from the prolonged use over two centuries, necessitated their repair and replacement. The step was replaced entirely. This work has been carried out in stone and will over time weather down to match the original step.

When the work was carried out, alterations were made to the design of the replacement step. This change was a response to a series of three incidents in the first two years following the purchase of the property by the applicants, where pedestrians had tripped over the step at night, on occasion leading to injury and hospitalisation. These alterations include the setting of two LED up lights into the going of the first step, in addition to placing a boot-scraper on the step. This purpose of these changes is to provide clear visual markers, drawing attention to the presence of the step to pedestrians on Gillygate at night.

A retrospective application for the replacement step including up lights and boot scraper was refused on 19th December. This revised application clarifies a misunderstanding from the first application and sets out amendments to the previous scheme.

The point of clarification relates to the scope of proposed works. The previous application referred to two steps. However, the only step affected by the recent work was the lower step. The second, upper step, was repaired over 12 years ago when the property was in use as a doctor's surgery. The work was notified to the Council.

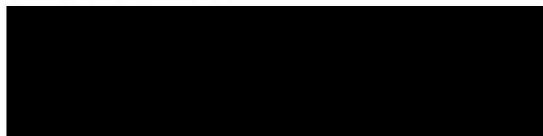
This application proposes two changes to the design of the new step. The installed up-lights are to be removed and the step made good. In addition, a radius will be reintroduced to the step, reflecting the design of the original.

The boot scraper is proposed to be retained. It is dated 1740, similar to the age of the house, and the Georgian historian, who has advised the applicant on a previous Georgian House restoration scheme and on the works to 28 Gillygate, believes it would have been usual to have this fitting on houses of this stature at the time.

The Design & Access and Heritage Statement has assessed the impact of the replacement step on the significance of the heritage assets. The Statement concludes that 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.

We trust this submission constitutes a valid application. If you require clarification on any point, please do not hesitate to contact me.

Yours sincerely

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EAMONN KEOGH