

**49 MIDDLE STREET NORTH,
DRIFFIELD
HERITAGE STATEMENT**



**Kathryn Sather & Associates
Heritage Conservation Consultants**

March 2024

Contact Address

Heritage Conservation Consultants:

Kathryn Sather & Associates
Heritage Conservation Consultants
87 Oldfield Road
Altrincham, Cheshire
WA14 4BL
Tel: 0161 941 1414
Email ksa@ksaconservation.co.uk

Copyright

All Ordnance Survey Copyright material used in this report is reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright. All rights reserved. Licence number 100057992

© Kathryn Sather and Associates 2024. The authors have asserted their right to be identified as authors under the *Copyright, Designs and Patents Act (1988)*. Licence is hereby given that this report may be reproduced in its entirety for dissemination to third parties but may not in part or entirety be published without the permission of the authors or individual copyright holders.

TABLE OF CONTENTS

Section 1	Introduction.....	5
Section 2	Planning Policy Context.....	6
2.1	Introduction	6
2.2	East Riding Local Plan 2012-2029 (Strategy Document).....	6
2.3	Driffield (North) Conservation Area Appraisal (2009).....	6
2.4	The Planning (Listed Building and Conservation Areas) Act.....	7
2.5	National Planning Policy Framework and National Planning Practice Guidance.....	7
2.6	Other National Guidance Documents: Historic England	8
Section 3	Description of the Site.....	10
3.1	Location and Setting	10
3.2	The Site, Boundaries and Context.....	10
3.3	49 Middle Street North	13
3.3.1	<i>Plan and Form</i>	13
3.3.2	<i>Materials</i>	14
3.3.3	<i>Architectural Design</i>	14
Section 4	History and Development of the Surrounding Area and the Proposal Site.....	37
4.1	History and Development of Driffield, East Riding of Yorkshire	37
4.2	History and Development of the Proposal Site	38
4.2.1	<i>History of the Proposal Site</i>	38
4.2.2	<i>Sequential Development of the Proposal Site</i>	39
4.3	Sequential Development	41
Section 5	Contribution of the Proposal Site to the Significance and the Setting of the Heritage Assets	46
5.1	Significance of the Heritage Assets.....	46
5.1.1	<i>Identification of the Heritage Asset</i>	46
5.1.2	<i>Method of Assessment</i>	46
5.1.3	<i>Significance of Burnside, 25 Middle Street North</i>	46
5.1.4	<i>Significance of 22 Middle Street North</i>	47
5.2	Contribution of the Proposal Site to the Setting of Nearby Heritage Assets.....	47
5.2.1	<i>Introduction</i>	47
5.2.2	<i>The Physical Surroundings of the Heritage Assets</i>	47
5.2.3	<i>How the Heritage Assets are Experienced</i>	48
Section 6	Assessment of the Special Interest of the Conservation Area.....	49
6.1	Key Elements Which Define Special Interests.....	49
6.2	Summary of Significance	50
6.2.1	<i>Introduction</i>	50
6.2.2	<i>General Character, Location and Uses</i>	50
6.2.3	<i>Historic Interest</i>	50
6.2.4	<i>Architectural Interest and Built Form</i>	51
6.2.5	<i>Locally Important Buildings</i>	54
6.2.6	<i>Streets and Open Space, Parks and Gardens and Trees</i>	59
6.2.7	<i>Settings and Views</i>	60
6.3	Contribution of Proposal Site to the Special Interest of the Conservation Area	61
6.3.1	<i>Contribution to Character and Appearance</i>	61
6.3.2	<i>Criteria for Assessing the Level of Contribution</i>	61

6.3.3	<i>Assessment Against the Criteria</i>	61
Section 7	Proposed Works	62
7.1	Overview	62
7.2	Site	62
7.3	Proposed Alterations	62
Section 8	Heritage Impact Assessment	67
8.1	Method of Assessment.....	67
8.2	Impact of the Proposed Works on the Significance of the Conservation Area	67
8.3	Impact of the Proposed Works on the Setting of the Heritage Assets.....	68
8.4	Summary of Impact.....	68
8.5	Heritage Impact Assessment Table.....	70
Section 9	Conclusions	74
9.1	History, Development and Usage.....	74
9.2	The Special Interest of the Conservation Area	74
9.3	Contribution of the Proposal Site to the Special Interest of the Conservation Area....	74
9.4	The Proposed Works	75
9.5	Heritage Impact Assessment	75
9.5.1	<i>Impact on the Proposed Works on the Conservation Area</i>	75
9.5.2	<i>Impact on the Proposed Works on the Setting of the Heritage Assets</i>	75
9.6	Summary	75
Section 10	Sources	76
Appendix 1: Listing Descriptions		77
Appendix 2: Occupants of 49 Middle Street North		78
Appendix 3: Historic Mapping		79
Appendix 4: Heritage Impact Assessment Methodology		88

Section 1 Introduction

This Heritage Statement supports an application for planning permission for the proposed works at 49 Middle Street North, Driffield, YO25 6SS. The proposal site is situated within the Driffield (North) Conservation Area. The building is not a listed building, a non-designated heritage asset or identified positive contributor to the Conservation Area. There are two listed structures located in the vicinity of the proposal site to the east, the Grade II listed Burnside, 25 Middle Street North and to the northeast 22 Middle Street North.

This Heritage Statement has been prepared by Kathryn Sather of Kathryn Sather & Associates, Heritage Conservation Consultants. The Heritage Statement should be read in conjunction with several other submitted documents including: the proposed plans and elevations and the Design and Access Statement. This Heritage Statement includes a survey of the site; a description of the existing site; a review of the historic uses of the site; an assessment of the significance of the building on the site; an assessment of the contribution the existing building makes to the significance of the Driffield (North) Conservation Area including the importance of views; a review of designated heritage assets within the vicinity of the proposal site; a summary of the proposed works and a heritage impact assessment describing the impact that the proposed works will have on the significance of the character of the Conservation Area and the setting of the listed buildings.

Section 2 Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the East Riding Local Plan (Adopted April 2016), the Driffield (North) Conservation Area Appraisal, the NPPG, the NPPF Chapter 16, and guidance from Historic England.

2.2 East Riding Local Plan 2012-2029 (Strategy Document)

The East Riding Local Plan Strategy Document was adopted in April 2016. Relevant policy to this Heritage Statement includes:

Policy ENV3: Valuing Our Heritage

A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.

B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;
2. Listed Buildings and their settings;
3. Historic Parks and Gardens and key views in and out of these landscapes;
4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;
5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
8. The nationally important archaeology of the Yorkshire Wolds; and
9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.

D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

2.3 Driffield (North) Conservation Area Appraisal (2009)

There is no conservation area management plan for the Driffield (North) Conservation Area however the Conservation Area Appraisal adopted in 2009 includes a 'Policy Statement for the Driffield (North) Conservation Area' which includes advice relating to recommended materials to be used in developments:

'With repair works, where it is necessary to introduce new materials because those being replaced are no longer practical to re-use, materials should nearly always be the same as

those which are removed. With the materials for extensions and outbuildings, they should usually reflect those of the 'parent' building. For new build, materials that reflect the established character of the Conservation Area should be used. This would probably mean the use of a dark red brick, timber windows and doors, and pantiles or slates for the roof. Where it proves impossible to match an existing brick, it is worth remembering that the second best option is to find a brick (of same size) which is darker in colour than those being matched, since it is the introduction of lighter bricks which normally looks more discordant.'

2.4 The Planning (Listed Building and Conservation Areas) Act

The Planning (Listed Building and Conservation Areas) Act 1990 provides legislation for the protection of listed buildings and conservation areas. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must 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.'

Section 72: 'General duty as respects conservation areas in exercise of planning functions. In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

2.5 National Planning Policy Framework and National Planning Practice Guidance

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

Proposals affecting heritage assets

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should 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.

203. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

205. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. 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. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. 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, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. 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 including, where appropriate, securing its optimum viable use.

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 208 or less than substantial harm under paragraph 207, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.6 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2017); *Conservation Area Designation, Appraisal and Management* (2019) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

The Historic England document *The Setting of Heritage Assets* defines setting as: 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings

The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset

Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset

The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

'The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.'

4: Maximising enhancement and minimising harm

The guidance advises that adverse affects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project's inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes

The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3 Description of the Site

3.1 Location and Setting

The proposal site is located in Driffield, East Riding of Yorkshire approximately 21 miles north of Hull and 29 miles east of York. The site is situated at the corner of Middle Street North and Harland Lane. It lies within the Driffield (North) Conservation Area. The building is not a listed building, a non-designated heritage asset or identified positive contributor to the Conservation Area. There are two listed structures located in the vicinity of the proposal site to the east, the Grade II listed Burnside, 25 Middle Street North and to the northeast 22 Middle Street North.



3.2 The Site, Boundaries and Context

The proposal site lies to the northern edge of the main commercial area of Driffield. The front elevation fronts the pavement at Middle Street North. There is no pavement at Harland Lane. The plot is on an east to west axis. The site forms part of a connected row of buildings varying in roof height, architecture and usage. The western boundary fronts an access point to a rear car park for the adjacent furniture shop at 47/48 Middle Street North. Beyond the rear car park there is a Ford Dealership and car parking. Middle Street North continues north to ultimately meet up with North Street where the wider area is more residential. The Grade I listed building Church of All Saints is located to the north at Church Lane and Northend Park is located to the northeast which has the Driffield Beck running through it.



Boundary to the East – Front Elevation Along Middle Street North



Looking North Along Middle Street North



Looking North Towards All Saints Church Along Middle Street North



Grade II - 22 Middle Street North



Grade II Burnside 25 Middle Street North



Northern Boundary – Looking West Along Harland Lane Towards the Ford Dealership



Western Boundary – Access Road to Rear Car Park at 47/48 Middle Street North



Car Parking at the Olive Tree Spa



Southern Boundary – Adjacent to Rear Car Park



Row of Buildings Along Middle Street North



Arched Entrance into Wesley Court



End of the Row of Buildings to the South

3.3 49 Middle Street North

3.3.1 Plan and Form

The proposal site is rectangular in plan, two-storeys plus attic and first floor courtyard. The property is currently one commercial unit with living quarters located at the first and second floors. The property is at present vacant. The building is made of three distinct sections and although connected, each section has a separate roof structure. The section to the east along Middle Street North has an asymmetrical gable roof which is lower at the west. The middle section of the building has a gable roof which is set perpendicular to the front elevation, with a roof courtyard. The section furthest to the west is a gable roof which mimics the section along Middle Street North but is not asymmetrical.



Existing Site/Block Plan

3.3.2 Materials

49 Middle Street North is built out of brick with render to the front and part of the side elevation. The roof is a modern tiled roof. There are some traditional timber framed sash windows as well as modern UPVC windows. Other modern elements to the building include a glazed link, a flat roof extension at the first floor and a paved courtyard with conservatory and safety windows set in the south wall. There is a roof light at the rear elevation and brick chimney with cream pots.

3.3.3 Architectural Design

The building dates to the 1850s; it was formerly the Nags Head Public House and was later converted into a shop around the 1900s. The shop front is Victorian in design. There are modern extensions to the building. There is a near full width dormer extension at the front elevation along Middle Street North, a flat roof extension to the first floor centre section of the building, glazed link, paved courtyard and conservatory.

Exterior

Front (East) Elevation

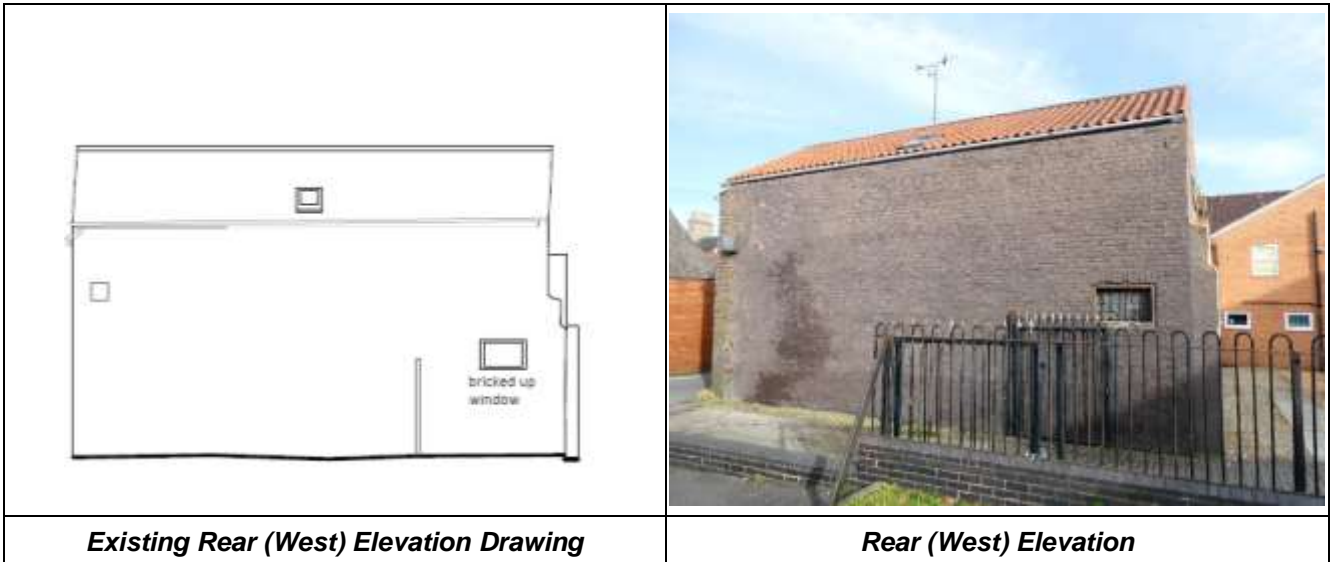


The front elevation is rendered and painted a grey/green colour and features the Victorian shopfront at the ground floor, traditional sash windows with stone lintels and timber sills at the first floor with the central window infilled and a 20th C. near full width dormer at the roof. The elevation features architectural detailing such as rusticated quoins and a dentillated cornice. The shopfront has cornice detailing and brackets with a matching dentillated cornice. There are two large shop windows with multi-pane sections to the top below the signage. The entrance is set back under the canopy. The timber entrance door has glazing with the name of the previous owners etched in the glass and also etched in the leaded multi paned fanlight. There is a hanging sign at the south end of the elevation.



Rear (West) Elevation

The rear elevation faces onto the car parking at the Ford Dealership and access road with railings and gate leading to no. 47/48 Middle Street North. The elevation consists of a roof light and small ground floor window which is blocked up with metal security bars. The brick elevation has been painted a charcoal black colour.



North (Side) Elevation



The north elevation is located along Harland Lane. It consists of the rendered front section of the building and two connecting brick rear sections. The rendered section of the elevation has a cross shaped wall tie at the gable end and one small four-pane window at the attic. A further slightly larger four pane window is located close to the western edge at the first floor.



East and North Elevation



Rendered Section with Cross Shaped Wall Tie

The central section of the building has a vertical 6 pane staircase window located close to the front section of the building and traditional sash window with stone lintel located close to the roof line at the first floor. At the ground floor level below these windows there are infilled former openings, one wide former arched opening and what could be a former side entrance with a cross shaped wall tie above. There is a further infilled opening with a wall tie plate.



Stairwell Multi Pane Vertical Window and Timber Sash Window at the First Floor Front Bedroom



Infilled Sections – Former Archway and Iron Cross Shaped Wall Tie



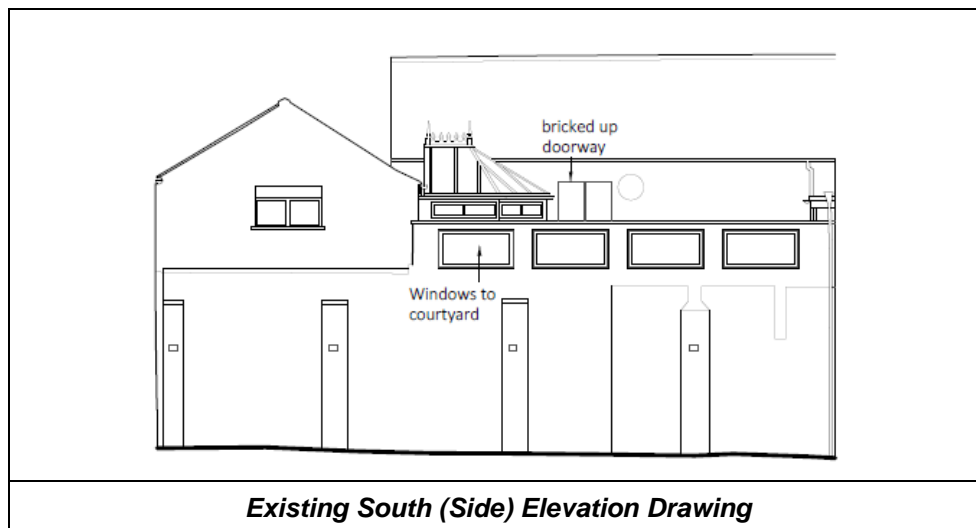
At the western end of the central section of the building there is a further traditional timber framed sash window close to the roof line. Adjacent to the window is a boarded up former loading door at the first floor and an infilled former opening at the ground floor. The first floor shows signs of the roof being raised or rebuilt to the top several courses, along with large areas of rebuilt brickwork to both the first and ground floors.



The gable end rear section of the elevation consists of a variation in brickwork at the gable and a timber loading door with small glass panel at the first floor. A former arched infilled opening is located at the ground floor and adjacent a modern metal fire door with iron railings.



South (Side) Elevation



The south elevation consists of the gable end section to the west which has a two pane window at the first floor and the first floor courtyard wall with four safety glass widows allowing light into the courtyard area. The lower section of the wall is a buttressing wall, painted white, which sits slightly away from the elevation and features some projecting buttresses. There is a variation of brick at the gable end, evidencing rebuilding. The walling at the courtyard is constructed on top of the protruding section of the elevation and features black stone wall coping.



Protruding Section



Variation in Brickwork at the Gable End



Projecting Pillars and Safety Glass Windows



Safety Glass Windows

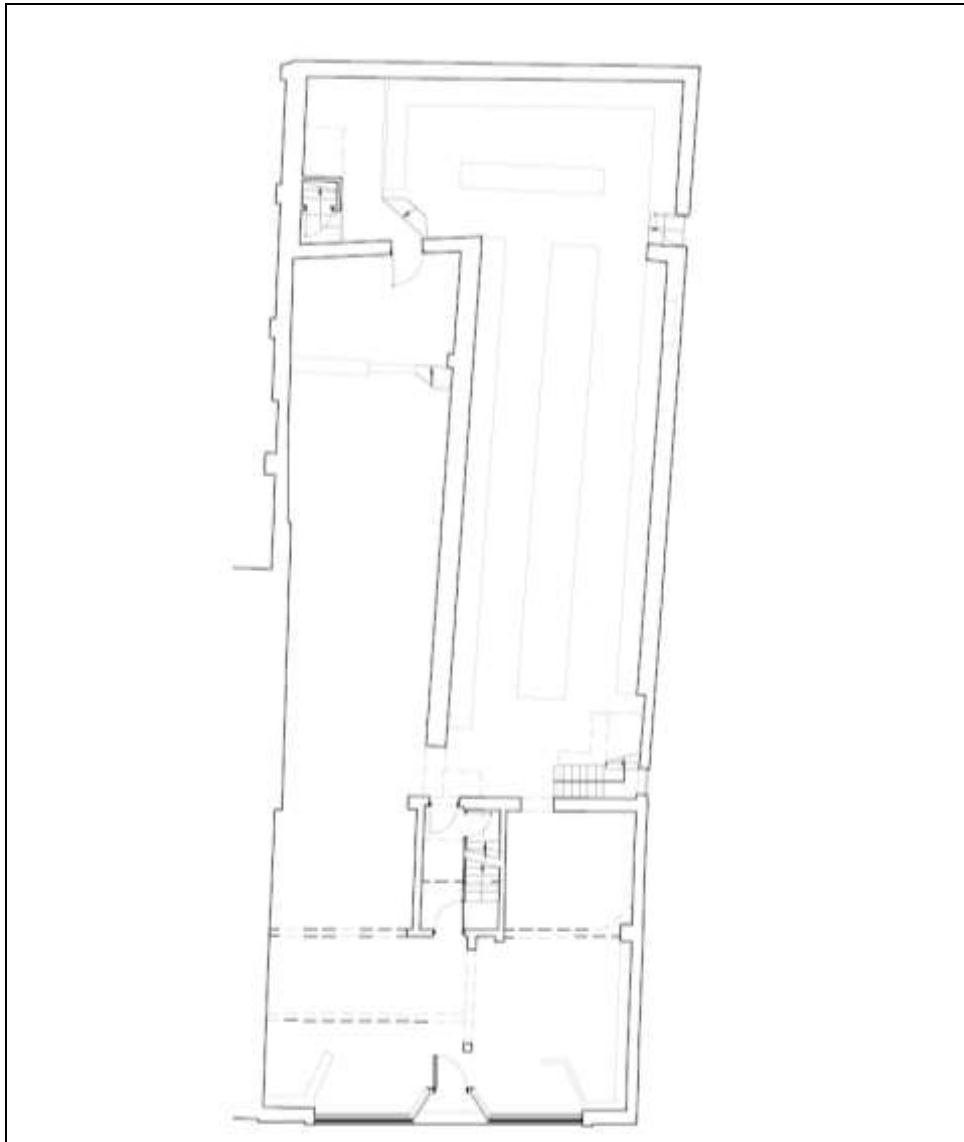


Section of Courtyard Walling on Top of the Protruding Section of the Elevation

Interior

Ground Floor

The ground floor is currently one commercial unit. There are some display cases in situ. There are three staircases, one centrally at the front, one at the south end of the rear wall and one located to the north. A central spine runs lengthwise, with the rear section largely open. The central staircase has Chinoiserie style bannisters.



Existing Ground Floor Plan



Front Entrance off Middle Street North



Display Cabinets at the Front of the Shop



Front of Shop – Looking North



Section at the North Side of the Building



Central Staircase



Looking Towards the Rear Along the South Side



Looking North Towards the Staircase at the North



Section of Wall to the Northwest of South Side



Doorway Leading into Rear Gable Section



Southwest Corner of the South Side



Gable End Section at the Rear



Gable End Section with Fire Door at the North Elevation



Looking Towards Front Elevation – North Side



Looking Towards South Elevation



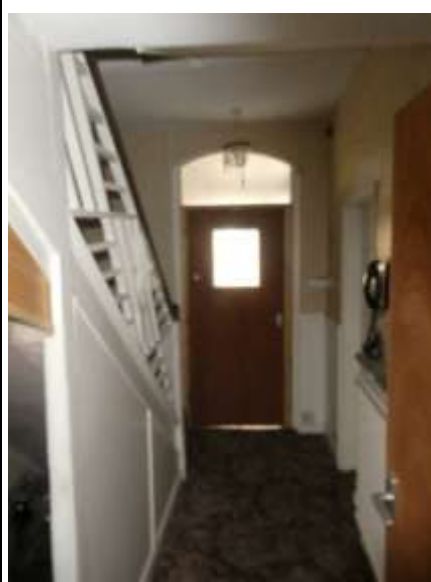
North Side at North Elevation



Archway into North Side



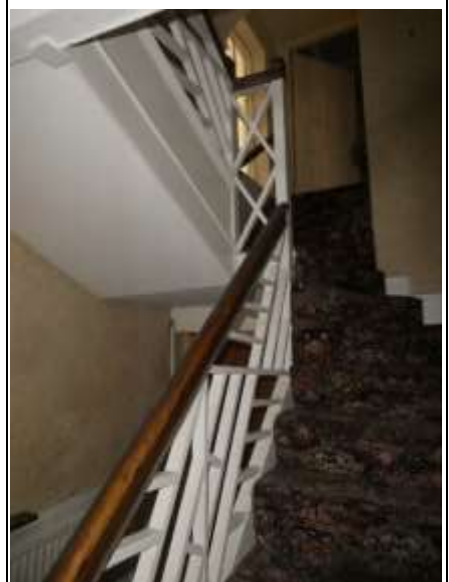
Staircase at the North Elevation



Doorway to the Front



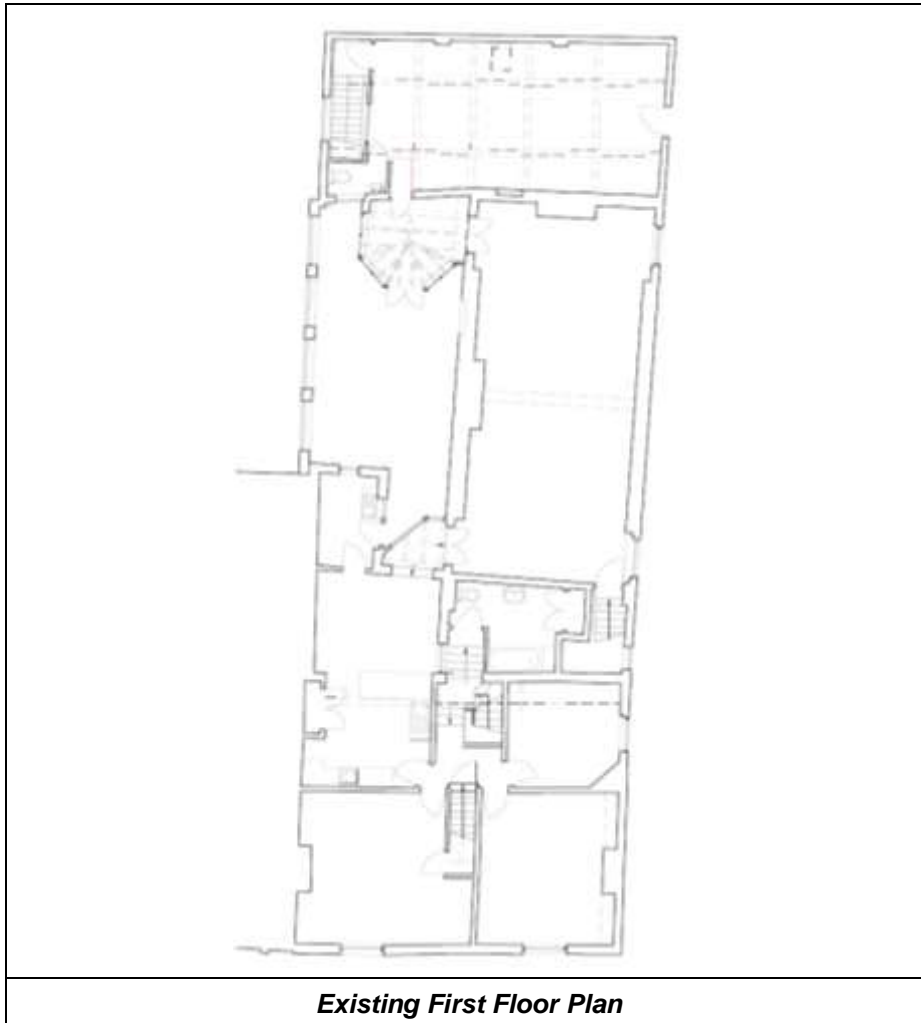
Central Staircase with Chinoiserie Style Bannisters



Area Under the Central Stairs

First Floor

The layout of the first floor consists of three bedrooms, living room, kitchen, bathroom, conservatory, roof courtyard, flat roof extension, glazed link, separate WC and storage area with freestanding shelves at the rear. The timbers in the rear section show evidence of burning, suggesting a previous fire in this location.



Existing First Floor Plan



Stairs Leading up to the Bathroom



Window Looking into Kitchen Area



Landing and Stairs Leading to the Second Floor

Bathroom off the Landing



Bedroom to the Front (Adjacent to no. 47/48)

The bedroom has some traditional features which are all later insertions, such as an ornate fireplace surround and stone hearth, ceiling cornice and skirting boards.



Bedroom to the Corner of Middle Road North and Harland Lane

The bedroom features a traditional sash window. The fireplace has been boarded up with two alcoves either side. The cornice and skirting boards are later insertions.



Traditional Sash Window



Alcove and Boarded up Fireplace

Small Bedroom at North Elevation Along Harland Lane

The bedroom has a small traditional sash window and ceiling beam, with later skirting boards.



Window at the North Elevation



Ceiling Beam – Slanted Ceiling



Traditional Sash Window

Kitchen

The kitchen has modern fitted units with an adjacent dining area which leads to the utility room located in the flat roof extension and the glazed link.



Kitchen with Storage Cupboard



Modern Fitted Kitchen



Window Looking onto the Stairs Leading to the Bathroom



Glazed Link

There are steps that lead to an arch way and glazed link which overlooks the courtyard which connects to the living room.



Leading to Living Room



Doorway Leading to Flat Roof Extension

Flat Roof Extension

The modern utility room has a sink, cupboards, UPVC window and door which leads onto the courtyard.



Living Room to the North Elevation

The living room has similar features to the bedrooms at the front of the property. There is an ornate later fireplace surround and stone hearth.





**Window at the North Elevation
- West End**



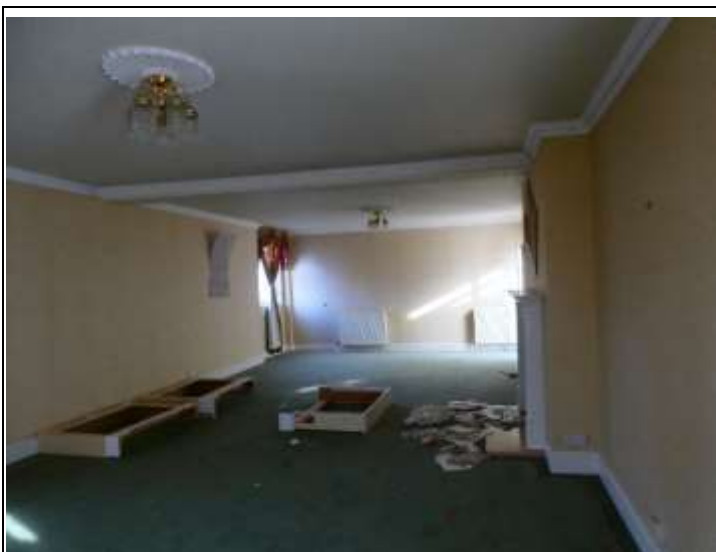
**Ornate Fireplace - Boarded up Fireplace at the West
Wall**



Doors Leading to the Glazed Link



**Window at the North Elevation -
East End**



Looking East



Doorway to the North Staircase

Conservatory

The modern conservatory is accessed from the living room and leads out to the courtyard. There is also access to the gable end rear section of the building via a single door.



Conservatory with Single Door Leading into Rear Gable End Section



Looking East Towards the Flat Roof Extension and Glazed Link



Traditional Sash Window



Safety Window at the South Wall



Entrance from the Conservatory to the Gable End Section

Gable End Section of the Rear of the Building

The gable end section has free standing storage units. There is traditional wooden floors and the roof has exposed trusses.



Roof Trusses



Shelving



Roof Light at the Rear Elevation



Former Opening Leading to the Living Room



Loading Door at the North Elevation



Charred Timbers Over Doorway

WC

There is a separate WC located at the southeast corner of the gable end rear section.



WC – Window Overlooking the Courtyard

Stairs Leading to the Ground Floor

The staircase is a later insertion, as is the window to the south wall.



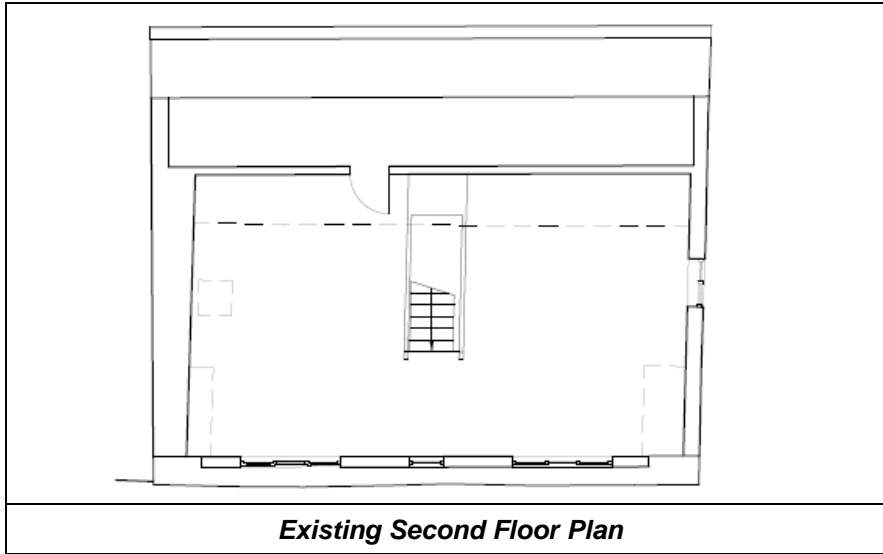
Stairs to the Ground Floor



Window at the South Elevation

Second Floor

The second floor is accessed via the central landing. The staircase is located at the centre of the large room. There is a small window at the north elevation which overlooks Harland Lane and the car park of The Olive Spa. The other windows overlook Middle Street North.



Existing Second Floor Plan



Stairs Leading to the Second Floor



Looking Down Towards the Landing



North End of the Room



South End of the Room



Looking North



Window at the North Elevation Along Harland Lane



Corner of the Dormer



Corner at the South

Section 4 History and Development of the Surrounding Area and the Proposal Site

4.1 History and Development of Driffield, East Riding of Yorkshire

Driffield [Great] and neighbouring village of Little Driffield form an ancient parish and market town in the East Riding of Yorkshire and is known as the Capital of the Wolds due to its location at the foot of the Yorkshire Wolds. There is evidence of a settlement in Driffield since prehistoric times. Burial sites and artefacts have been uncovered dating back to Neolithic, Stone Age and Bronze Age. These artifacts are held in the British Museum in London. Driffield in ancient times was at the centre of an area known as *Deira*, an area of post Roman Britain and later Anglian Kingdom. By the year 604AD the kingdom of *Deira* and *Bernicia* had been united to create Northumbria and throughout the next century the Northumbrian kings battled the Mercian kings to create the most powerful kingdom in Britain. Northumbrian King Aldfrith (*Aldfrid*, *Alchfrid*) is considered to have engaged the invading Picts in a battle in the area between AD 704 and 705. The Picts were people who had Celtic heritage and lived in the northern eastern part of Scotland. King Aldfrith of Northumbria is thought to have had a castle or mansion near Little Driffield and historians believe that he was brought back to the area when he was wounded in battle near Eberston. The Anglo Saxon Chronicle, which was compiled in c1100 records that King Aldfrith died at Driffelda, (Driffield was known to the Saxons as *Driffelda*) in the year AD705. Historical and archaeological evidence indicated a church from the 7th century in Little Driffield during the Saxon period. Archaeological evidence from later investigations reveal inscriptions pointing to it being likely, although a grave has not been identified that King Aldfrith was buried in Little Driffield.¹ Archaeological excavations have also discovered the grassy mound located at the north end of Driffield uncovering a medieval motte castle which is known as Moot Hill. Driffield [Great] is listed in the Domesday Book of 1086 as *Derefeld* meaning *dirty (manured) field*.

Driffield grew as market town during the medieval period after a market charter was granted in 1251. The market town of Driffield underwent substantial expansion in the 18th century with the extension of the region's canal system in 1770 by local businessman Thomas Porter, enabling the town to grow commercially and take advantage of emerging manufacturing industries. The town's main industries in the past included agriculture, leatherwork and brewing. The town was once an important centre for horse racing, with the first race meeting being held in 1719. The canal was last used for commercial traffic in the 1950s. The Driffield Navigation Trust was later formed which restored the waterway which was completed in 2009 allowing for the canal to be used for leisure boats and walkers.

A railway station was opened in Driffield in October 1846 as part of the York and North Midland railway. The Yorkshire coastline was extended to Malton in 1853 and to Selby in 1890. The railway line brought large numbers of visitors through Driffield heading to the coast from the West Riding as well as enabling goods to be transported in and out of Driffield. The Yorkshire Coastline railway line is still operational and the station at Driffield is still open with a service on the Hull to Scarborough line operated by Northern Trains. The extended line to Malton was closed in the 1950s due to the impact of the motor car and the line to Selby was decommissioned in the 1960s as part of the Beeching cuts.

The area has some significant and interesting landmarks. The 12th century Grade I listed All Saints Church is of particular interest for its impressive stained-glass windows, and its tower is a well-known landmark which can be seen for miles around. Restoration work was carried on the church between 1878-80 by Gilbert Scott Junior the son of the nationally famous prolific English Gothic Revival architect Sir Gilbert Scott. It was considered that the present tower was built on the burnt foundations of an Anglo-Saxon church.

Market Street is considered the commercial 'heart' of Driffield where John Wesley the founder of Methodism preached in 1772 close to the birthplace of legendary Yorkshire cricketer John Thomas Brown. The 18th century Bell Hotel was once the site where general election results for the Buckrose constituency

¹ Welcome to Yorkshire. 'Saxons'
<https://www.yorkshire.com/inspiration/heritage/yorkshire-battlefields/saxons/>
Date accessed 09/02/2024

was announced from. The Town Hall, which was formerly the Corn Exchange built in 1842, was incorporated into the Bell Hotel in 1986. The Masonic Hall was built in 1878 by renowned archaeologist John Mortimer who published *Forty Years' Researches in British and Saxon Burial Mounds of East Yorkshire* in 1905. His life in Driffield is celebrated by the 'Mortimer Trail' a walking trail around the town. Considered one of the most famous of Driffield's forefathers is Benjamin Fawcett a printer by trade who established his own business in 1831 in Middle Street and went on to be a pioneer in colour printing. Fawcett Gardens is the site of his East Lodge Printworks which was set up in 1850 later becoming the site of East Yorkshire Printers publishers of the Driffield Times. In the present day Driffield welcomes visitors, walkers and cyclists to experience the rolling countryside.

4.2 History and Development of the Proposal Site

4.2.1 History of the Proposal Site

The HER does not list any events at the proposal site, but a watching brief was carried out in 2010 (EHU 1596) adjacent to the site, to the south, during groundwork for a warehouse extension and conversion. The HER indicates that the area lies within a prehistoric to medieval landscape. A 18th/19th century brick cellar floor was identified at the adjacent site. Market Place is the long established commercial hub of Driffield and meets Middle Street. There is still evidence of architectural detailing at the shop fronts and Public Houses and Inns along this section of road charting Driffield's development.



***Historic Photograph of Market Place © Driffield Town Council
(The Bell Hotel to the Left)***



Historic Photograph of Middle Street © Driffield Town Council

The proposal site is depicted on the OS Map of 1850-1 located at the corner of Middle Street North and Harland Lane. On the 1892 OS Map the site is labelled as a public house. There are number of taverns, Inns and hotels located along Middle Street and Market Place. At Harland Lane, Crown Brewery is depicted on the 1892 OS Map which may have contributed to the numbers of PH's in this part of Driffield.

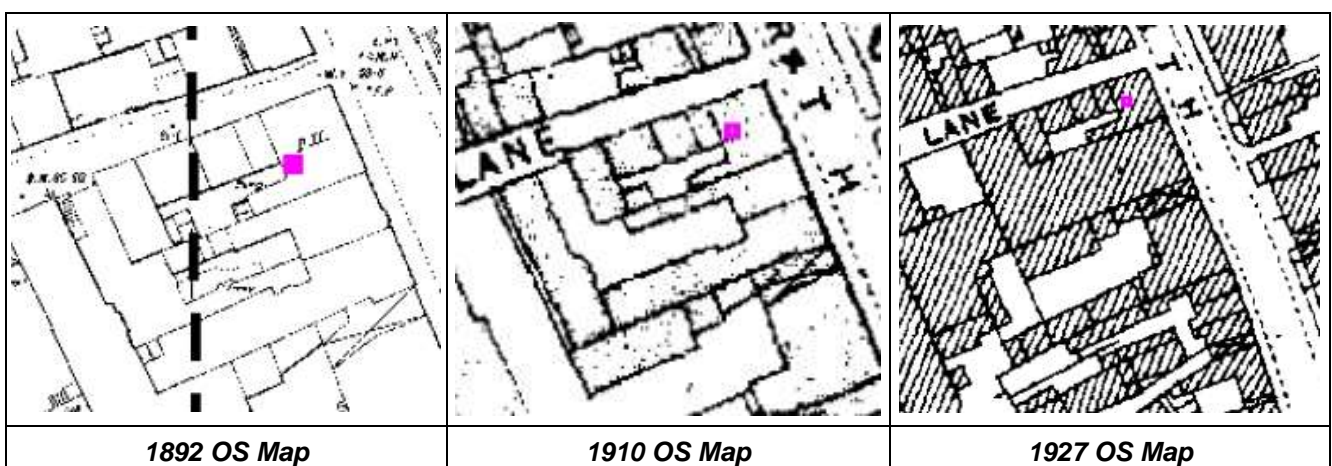
Through census and directories searches it has been ascertained that 49 Middle Street North was a public house called the Nags Head. There is a listing for the Nags Head at Middle Street in *Pigot's 1834 Directory* and in *White's 1840 Directory*. The earliest census which lists the Nags Head at 49 Middle Street North is the 1881 census. James Clark is occupant at this time with his wife and daughter. The occupier listed on the 1891 census is Horatio Dunning with his wife and children. The *1893 Kelly's Directory* lists Henry, Martin Straker at the Nags Head. There is another change of occupant on the 1901 census which lists George Bell and two servants at the Nags Head.

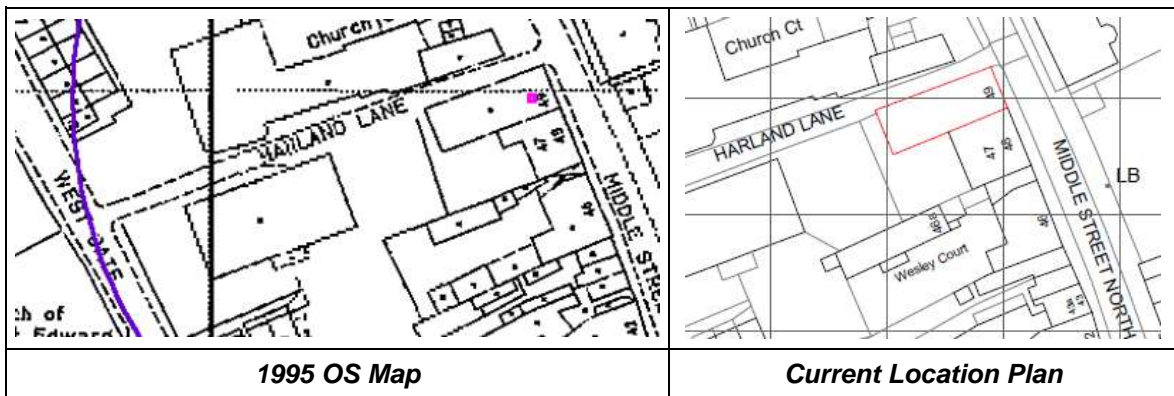
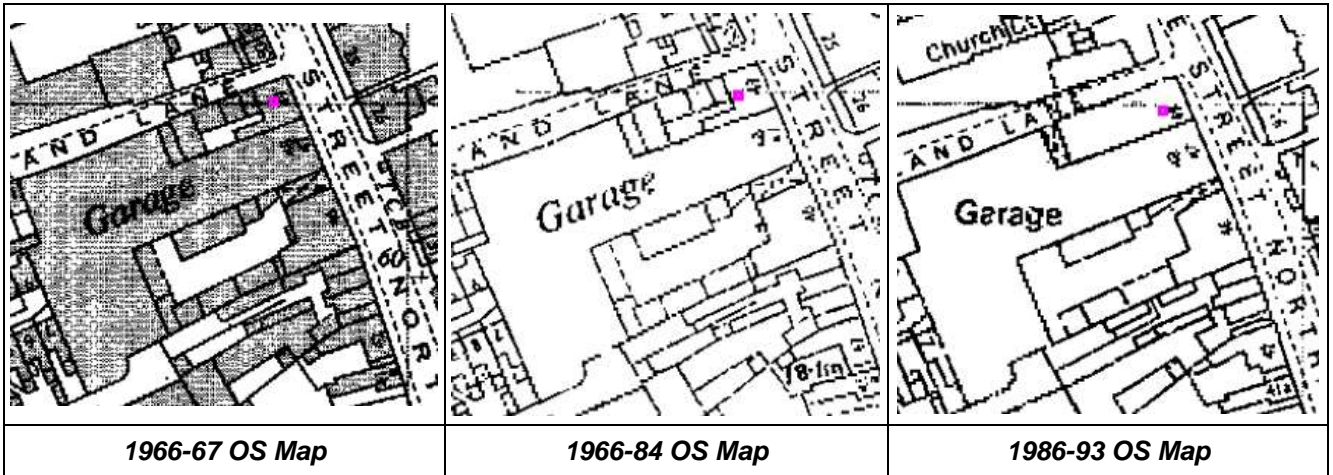
The 1910 OS Map does not depict a PH which could suggest that around this time as the last census uncovered was 1901, that the proposal site ceased trading as a public house at the turn of the century and was converted into a shop. The proposal site is currently vacant with signage remaining advertising a decorator's shop belonging to E Dobson & Son.

The interior of the rear section displays evidence of a fire, with severely charred timbers, but no evidence was found in the historical records consulted. The building has undergone alterations and extensions. The northern elevation along Harland Lane shows evidence of former openings now infilled and large areas of rebuilt brickwork. Modern extensions have been installed to the first floor terrace including a conservatory, a flat roof extension and a glazed link, along with the installation of safety windows at the south elevation and courtyard.

4.2.2 Sequential Development of the Proposal Site

The 1850-1 OS Map (not included below) depicts the building as two separate sections. The east elevation and frontage can be seen to be connected to the row of buildings along Middle Street North. To the west is an 'L' shaped section with what appears to be a courtyard. The 1892 OS Map depicts an extension at the rear of 47/48 Middle Street North which encloses the courtyard at the south elevation. The area to the south is infilled and wraps around the site at the west elevation. The 1966-7 OS map marks this extension as garage. Between 1986 and 1995 the garage is demolished. The frontage of 47/48 is still in situ adjacent to 49 Middle Street North.





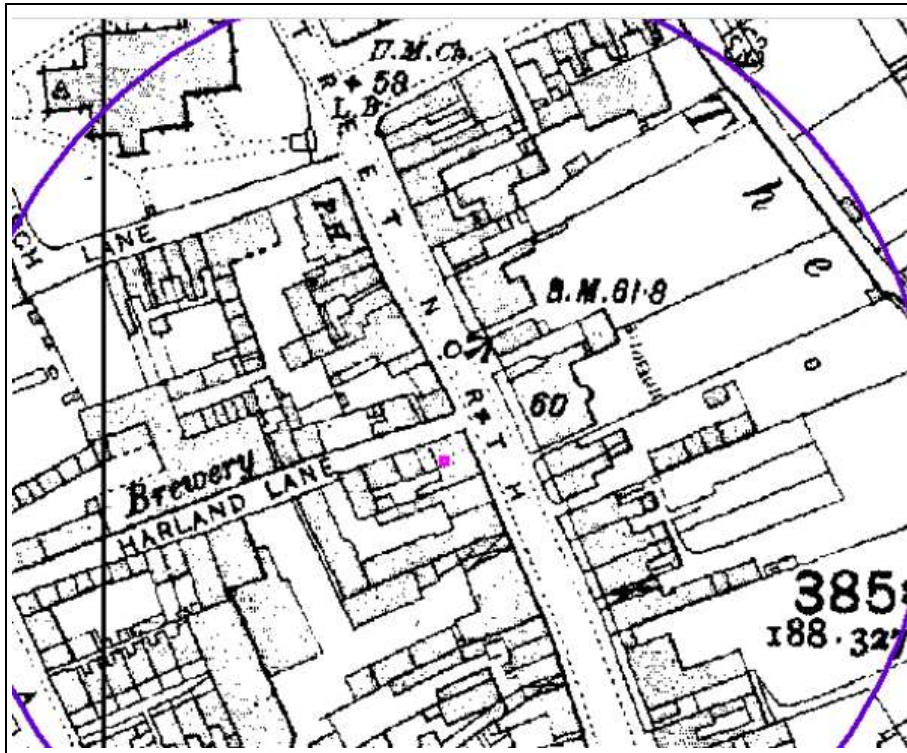
4.3 Sequential Development



1855 OS Map



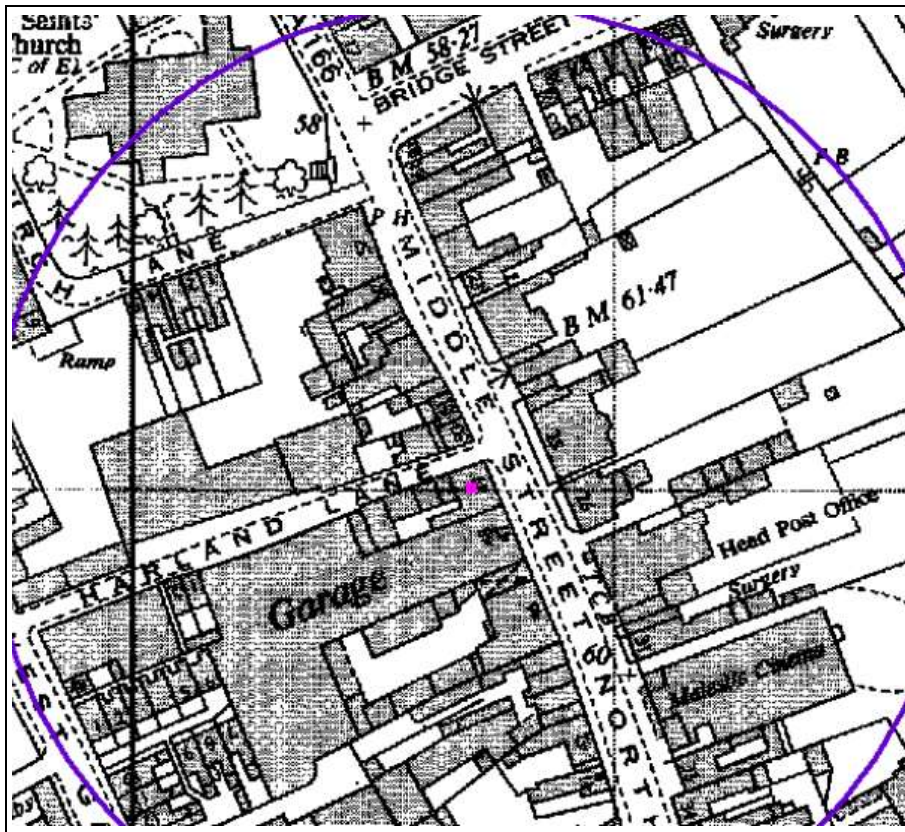
1892 OS Map



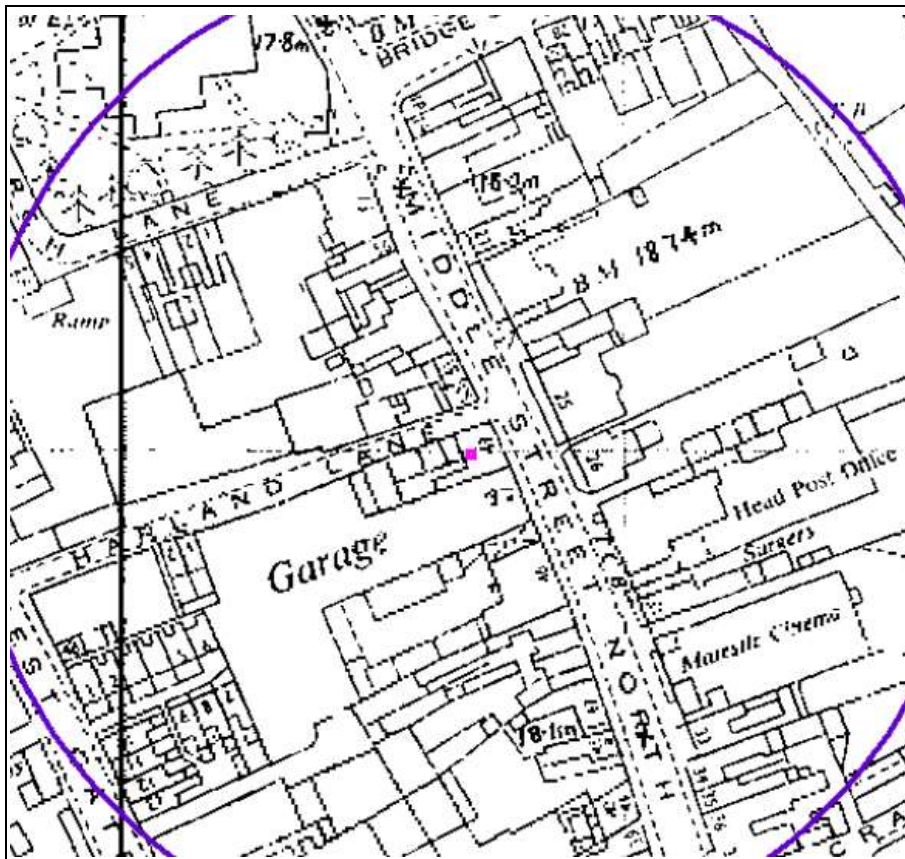
1910 OS Map



1927 OS Map



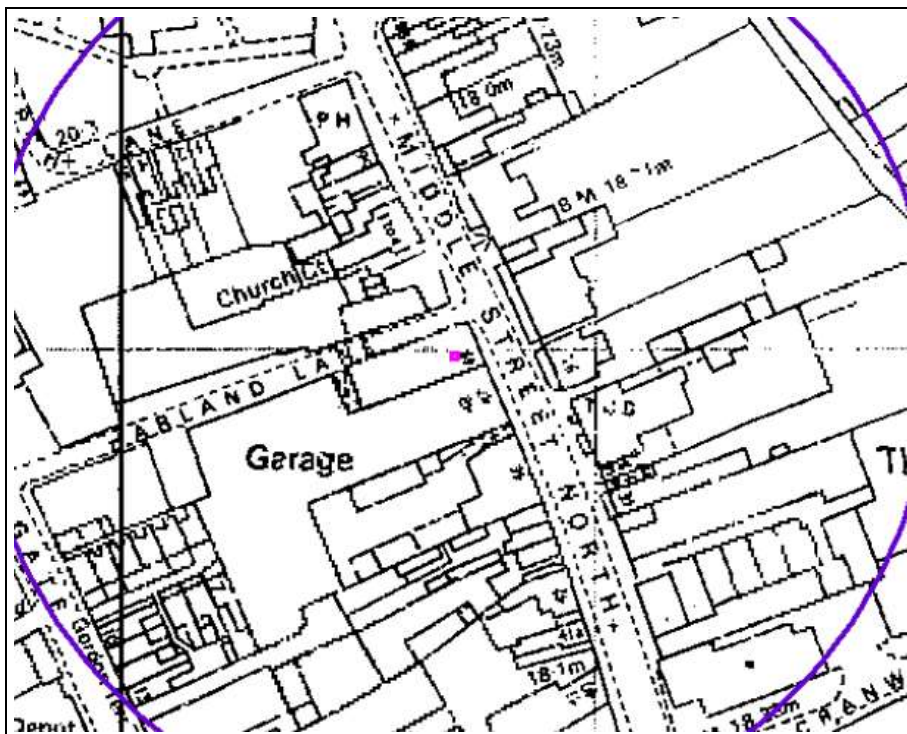
1966-67 OS Map



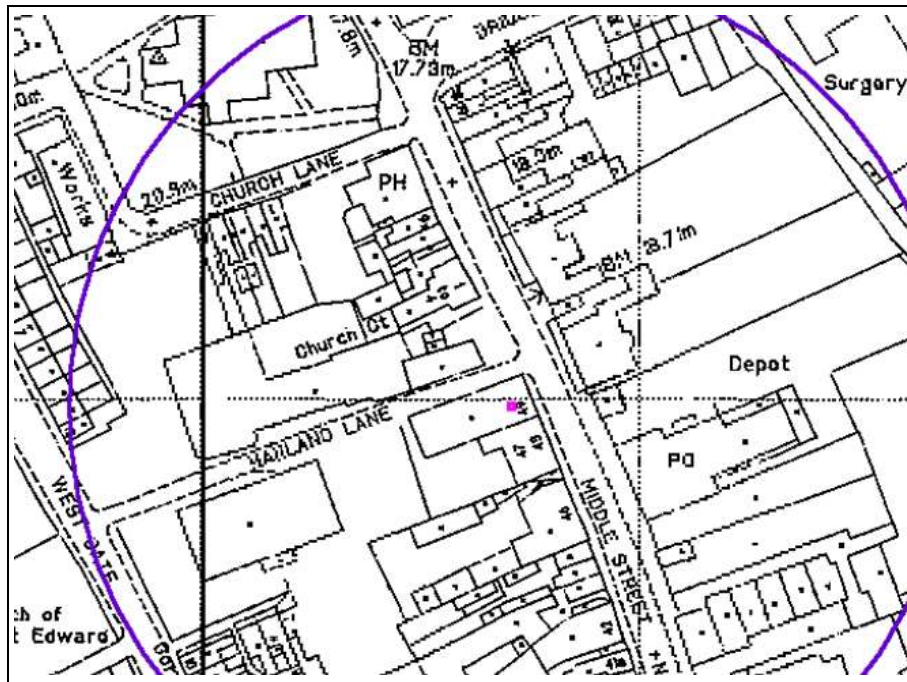
1966-84 OS Map



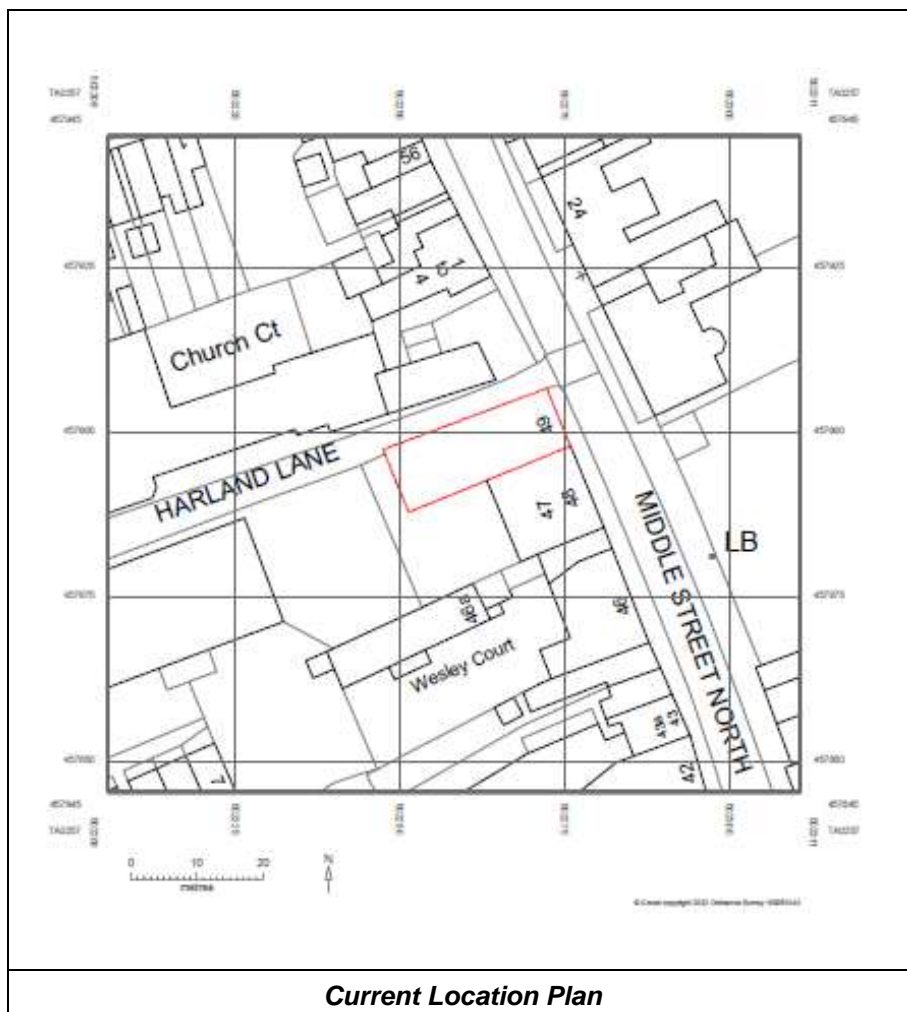
1981-91 OS Map



1986-93 OS Map



1995 OS Map



Current Location Plan

Section 5 Contribution of the Proposal Site to the Significance and the Setting of the Heritage Assets

5.1 Significance of the Heritage Assets

5.1.1 Identification of the Heritage Asset

There are two Grade II listed structures within the wider setting of the proposal site. To the east across Middle Street North is Burnside, no. 25, and to the northeast is no. 22 Middle Street North.

5.1.2 Method of Assessment

This section contains a statement of significance for the listed building described above. The significance of the heritage asset has been assessed with reference to Historic England's headings for understanding value and assessing significance from *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The assessment of the level of significance of the heritage assets is influenced by the ICOMOS guidance on Heritage Impact Assessments. This guidance defines the levels of significance for built structures as ranging from 'Very High' to 'Unknown Potential'. Appendix 4 includes the full methodology used to assess the impact on the heritage.

5.1.3 Significance of Burnside, 25 Middle Street North

Historic Interest

- Built early 19th century.

Architectural and Artistic Interest

- The house is designed in a late Georgian classical style, with a decorative porch with Doric columns.
- The structure has retained historic fabric that provides evidence of historic building techniques.

Summary

Burnside, 25 Middle Street North is of national significance. The building, designed in a Georgian style with classical influences, retains a level of historic and architectural interest due mainly to the impressive symmetrical front elevation. In line with heritage impact assessment guidance, the building should be afforded a medium level of significance.



Front Elevation Along Middle Street North

5.1.4 Significance of 22 Middle Street North

Historic Interest

- Built in the mid-18th century and remodelled in the early 19th century.

Architectural and Artistic Interest

- The house is designed in a restrained Georgian style, with a decorative doorcase with fluted pilasters and rosettes.
- The structure has retained historic fabric that provides evidence of historic building techniques.

Summary

22 Middle Street North is of national significance. The building, designed in a restrained Georgian style, retains a level of historic and architectural interest due mainly to the symmetrical front elevation, sash windows and decorative doorcase. In line with the heritage impact assessment guidance, the building should be afforded a medium level of significance.



Front Elevation Along Middle Street North

5.2 Contribution of the Proposal Site to the Setting of Nearby Heritage Assets

5.2.1 Introduction

Due to proximity, the proposed development has the potential to affect the setting of the heritage asset described above. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the asset, how the asset is experienced and the associative attributes of the asset.

5.2.2 The Physical Surroundings of the Heritage Assets

The attributes of the physical surroundings of the heritage asset help determine the contribution the setting makes to the significance of the asset. Burnside is situated to the east side of Middle Street North and immediately opposite the proposal site. 22 Middle Street North is situated north east of the proposal site to the east of Middle Street North, opposite the Red Lion Public House. Both of the houses are sited at the pavement edge fronting Middle Street North. Located at Church Lane to the west of Middle Street North is the Grade I listed building Church of All Saints.

5.2.3 How the Heritage Assets are Experienced

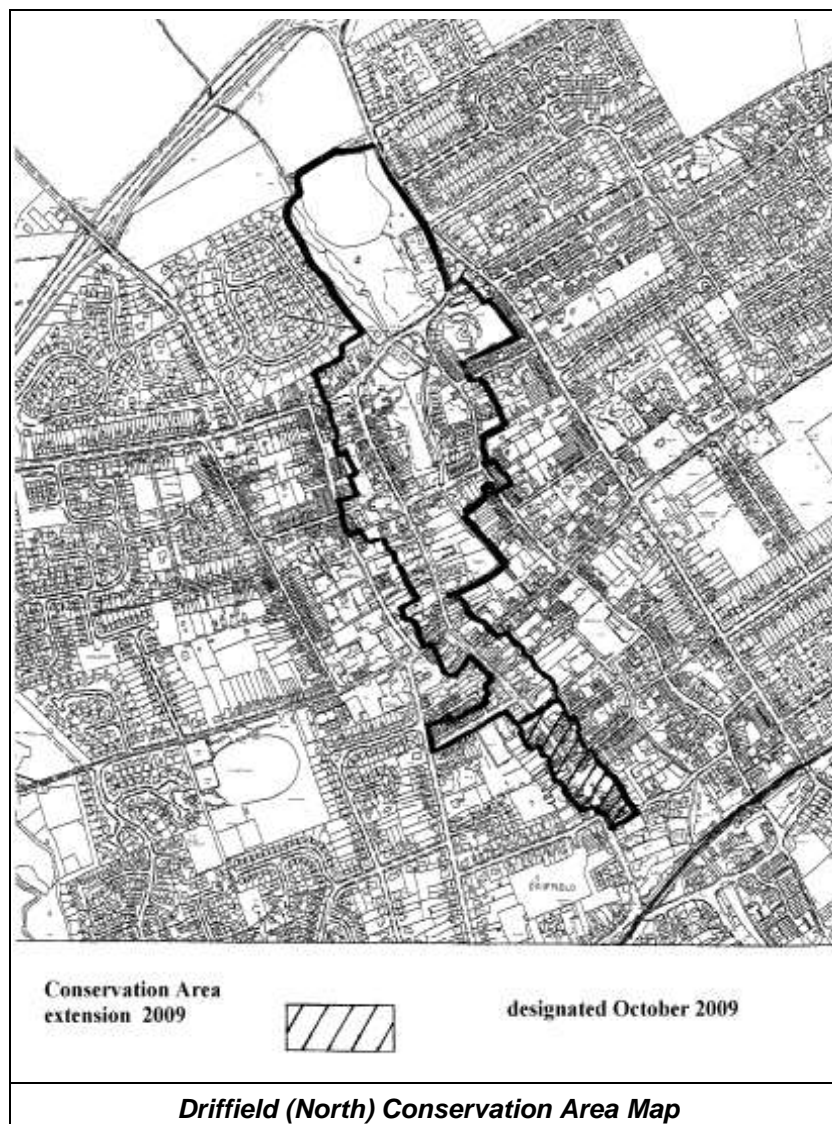
The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting. Burnside, 25 Middle Street North, and 22 Middle Street North, are experienced primarily from Middle Street North, although there are also glancing views looking up and down the street which include the two houses. The surrounding area is a mixture of both residential and commercial, and due to the buildings along the street being attached and of similar heights, the houses are not visually dominant or prominent within the streetscape. There is no intentional intervisibility with other historic features.

Section 6 Assessment of the Special Interest of the Conservation Area

6.1 Key Elements Which Define Special Interests

The Driffield (North) Conservation Area Appraisal was produced in 2009. The Conservation Area was designated in July 1980 by East Yorkshire Borough Council. It was extended in June 1984 to include the east side of Market Place and the north side of George Street. The Historic England document, *Conservation Area Designation, Appraisal and Management*, outlines the key elements that define special interest (significance) within a Conservation Area. These are as follows:

- General Character, Location and Uses
- Historic Interest
- Architectural Interest and Built Form
- Positive Contributors (sometimes referred to as key buildings)
- Locally Important Buildings
- Spatial Analysis
- Streets and Open Space, Parks and Gardens and Trees
- Setting and Views



6.2 Summary of Significance

6.2.1 Introduction

The character and special interest of the Driffield (North) Conservation Area is considered fully in the Conservation Area Appraisal dated 2009. Below is a summary of the special interest of the Conservation Area, provided in this document:

The special character of Conservation Area derives from the following elements:

- The conservation area is dominated by the Church, which is of medieval origin.
- The conservation area is formed from two sub-areas: Moot Hill and Hall Garth which have less formal street pattern and the southern area which has a more grid-like pattern which covers the main part of the town.
- The buildings date from the late 18th century. Many of the buildings are significant and characterful buildings.
- Middle Street North is the town's main artery which is residential at its north end to predominantly more commercial use with light industry being relegated to its fringes.
- The area has succeeded in maintaining a strong traditional, linear and unpretentious character and presents a centre which is on a scale that is larger than most other East Riding towns.

6.2.2 General Character, Location and Uses

Driffield (North) Conservation Area is a largely built up area with some 330 houses and more than 100 commercial businesses. There are 21 listed buildings and the Conservation Area is one of 98 Conservation Areas located in the East Riding of Yorkshire (as of February 2009). Although predominantly made up of buildings, the north end of the Conservation Area there is some natural landscape which gives a more open feel to the area, such as Northend Park. One of the most significant features of the Conservation Area is the Driffield Beck which meanders through Driffield before terminating into the Driffield Navigation. The Driffield Beck is relatively wide and fast flowing and mature trees line its course.



Driffield Beck Alongside Laundry Lane and Under Bridge Street



Weir Adjacent to Highfield Cottage, North Street

6.2.3 Historic Interest

Driffield [Great] and neighbouring village of Little Driffield form an ancient parish and market town in the East Riding of Yorkshire and is known as the Capital of the Wolds due to its location at the foot of the Yorkshire Wolds. There is evidence of a settlement in Driffield since prehistoric times. Driffield in ancient times was at the centre of an area known as *Deira*, an area of post Roman Britain and later

Anglian Kingdom. By the year 604AD the kingdom of *Deira* and *Bernicia* had been united to create Northumbria and throughout the next century the Northumbrian kings battled the Mercian kings to create the most powerful kingdom in Britain. Northumbrian King Aldfrith (*Aldfrid*, *Alchfrid*) is thought to have had a castle or mansion near Little Driffield and historians believe that he was brought back to the area when he was wounded in battle near Ebberston and later died and was buried in Little Driffield. Archaeological excavations at the grassy mound located at the north end of Driffield uncovered a medieval motte castle which is known as Moot Hill. Driffield was awarded a market charter in 1251 and the town underwent substantial expansion in the 18th century with the emergence of manufacturing industries brought about in part with the expansion of the region's canal system. The town's main industries included agriculture, leatherwork and brewing. The town was once an important centre for horse racing, with the first race meeting being held in 1719.

The area has some significant and interesting landmarks. The 12th century Grade I listed All Saints Church is of particular interest for its impressive stained-glass windows and its tower is a well-known landmark which can be seen for miles around. Restoration work was carried on the church between 1878-80 by Gilbert Scott Junior the son of the nationally famous prolific English Gothic Revival architect Sir Gilbert Scott. It was considered that the present tower was built on the burnt foundations of an Anglo-Saxon church.

Market Street is considered the commercial 'heart' of Driffield where John Wesley the founder of Methodism preached in 1772 close to the birthplace of legendary Yorkshire cricketer John Thomas Brown. The 18th century Bell Hotel was once the site where general election results for the Buckrose constituency was announced from. The Town Hall, which was formerly the Corn Exchange built in 1842, was incorporated into the Bell Hotel in 1986. The Masonic Hall was built in 1878 by renowned archaeologist John Mortimer who published *Forty Years' Researches in British and Saxon Burial Mounds of East Yorkshire* in 1905. His life in Driffield is celebrated by the 'Mortimer Trail' a walking trail around the town. Considered one of the most famous of Driffield's forefathers is Benjamin Fawcett a printer by trade who established his own business in 1831 in Middle Street and went on to be a pioneer in colour printing. Fawcett Gardens is the site of his East Lodge Printworks which was set up in 1850 later becoming the site of East Yorkshire Printers publishers of the Driffield Times.

6.2.4 Architectural Interest and Built Form

The majority of the properties in the Conservation Area are two storeys, however, there is evidence of a number of three storey properties which highlight Driffield's 'market town' status. In addition there are a few plots which are wider than normally expected in an East Riding market town. There are several properties from the Victorian/Edwardian period that have a storey height which surpasses other older neighbouring properties. Market Place and Middle Street North have examples of properties which vary in scale and bulk which is not seen in other market towns of similar size

The Conservation Area has a distinct brown/red hue to the majority of its 18th and early 19th century historic brickwork. There was a greater variety of colours and materials at the end of the Victorian era and evidence of this can be seen particularly in the town's commercial buildings, where a building's prestige and street presence became an increasingly important consideration to the success of the business. This included the emergence of painted facades, which if painted in an appropriate colour and are well maintained adds interest to the street scene. Lighter and more fashioned face brickwork was used in the later part of the 20th century which made the buildings more noticeable. Painted brickwork façades can be found, in small numbers, except in the area of St John's Road, often in conjunction with pebbledash. The rounded wall at the end of a front façade is evident in the Conservation Area, which is rarely seen in other East Riding areas and its appearance suggests an appreciation of a more sophisticated form of architectural detailing.



Rounded Wall at 42 & 43 Middle Street North

The oldest existing roofing material to have survived in the Conservation Area is tradition non-interlocking clay tiles, thought to date back to the early 19th century. Better transport links offered the opportunity to use more readily available and cheaper option such as Welsh slate and the plain (or Rosemary) terra-cotta tile. There is an array of different sizes and shapes of chimney pots in the Conservation Area. Of particular interest is the use of round and square cream pots, some feature crowned tops and some with decorative scalloped sides.

There has been a loss of timber windows and doors within the Conservation Area which have been replaced with UPVC. This is more evident in Driffield than in other settlements of similar size. This can be most noticeable and stark in the historic properties.

The Conservation Area is predominantly urban and the majority of the properties are situated at the back of the pavement edge, resulting in the concept of boundary treatment to most of the area, being not applicable. In the areas beyond the commercial core of the town, small walled curtilages can be seen which would have been a status symbol for the building's owners. These are mostly walled with hedged enclosures being less common.

Properties Along Bridge Street



The Chapel Bridge Street



22-25 Bridge Street



7B Laundry Lane Corner of Bridge Street



21 Bridge Street

Three Storey Buildings Along Middle Street North



39 and 36 Middle Street – Archway Leading to Church View

Market Place



Clock and War Memorial, Market Place



Looking South Along Market Place – Junction with Middle Street North and Mill Street



12 Market Place



The Star Inn. 21 Exchange Street

6.2.5 Locally Important Buildings

There are 21 listed buildings in the Driffield (North) Conservation Area:

- Nos. 18-21 Bridge Street, Grade II
- No. 17 Bridge Street, Grade II
- No. 23 Exchange Street, Grade II
- No. 6 Leason House, Church Lane, Grade II
- Pritchett House, Church Lane, Grade II
- Bell Hotel, Market Place, Grade II
- No. 51 Market Place, Grade II
- The Old Falcon, Market Place, Grade II
- Tiger Inn, Market Place, Grade II
- Buck Inn & No. 2 Adjoining to right, Market Place, Grade II
- All Saints Church, Middle Street North, Grade I
- No. 22 Middle Street North, Grade II
- No. 25 Middle Street North, Grade II
- No. 58 Middle Street North, Grade II
- No. 62 Middle Street North, Grade II
- Headmaster's House, Mill Street, Grade II
- No. 6 New Road, Grade II
- Easterfield House & Wing Walls, New Road, Grade II
- Nos. 31 & 32 New Road, Grade II
- Pinfold Approx 65m East of Highfield, Windmill Hill, Grade II
- Highfield, Windmill Hill, Grade II



Grade I Church of All Saints Along Church Lane



Along Middle Street North



Grade II 18-21 Bridge Street



Grade II Bridge House – Corner of East Gate North



Grade II 62 Middle Street North



59 Middle Street North



Grade II 58 Middle Street North



Grade II Bell Hotel, Market Place



Exchange Street, Off Market Place



Rear Part of the Grade II Bell Hotel



*Grade II The Butcher's Dog and
56 Market Place*



61 Market Place



Grade II Tiger Inn, Market Place



64 Market Place



Grade II Buck Inn and No. 2 Market Place

There are a number of unlisted buildings which are considered buildings of interest in the Conservation Area, to note for context these are:

- No. 9 Eastgate North
- No. 50 Market Place (three storey with rusticated front, in stucco c1860)
- Nos. 10-12 Middle Street North (mid-late 18th century)
- Nos. 16-17 Middle Street North (early mid-19th century)
- No. 21 Middle Street North (Early 19th century with late 19th century shop front)
- No. 41 Middle Street North (Designed by William Hawe of Beverley in the French Classical style) (1865-6)
- No. 43 Middle Street North (late 18th century with late 19th century shop front)
- Methodist Church Middle Street North (designed by H J Paull of Manchester) (1880)
- No. 56 Market Place
- No. 61 Market Place (designed by Edward Taylor of York for York Union Baking Company as an Italianate Palazzo) (1860-1)
- No. 64 Market Place
- No. 25 North Street (Rose & Crown, early mid-19th century)
- No. 27 Westgate (mid-18th century)
- Nos. 11-13 George Street (early 19th century cottages)
- No. 5 George Street (c1840 two storeyed and bayed cottage)
- No. 28 Market Place, former bank



**28 Market Place, Former Bank -
One of the Most Prominent Focal Point Buildings**



Methodist Church, Middle Street North



6.2.6 Streets and Open Space, Parks and Gardens and Trees

There are three notable areas of open green space which incorporates grassed areas located at Moot Hill, All Saints Churchyard and North End Park. All Saints Churchyard and North End Park both feature mature trees of which are dominant within the townscape and are considered essential component, and their loss would impact on a weakening of the character and appearance of the Conservation Area. There are mature plantation tree-belts to the north of Windmill Hill and to the west of Scarborough Road which form a distinct and attractive landscape and are also considered an important ecological resource. The woodland makes a significant contribution to the landscape pattern of the urban fringe and provides views that are important to the strength and local distinctiveness of the Conservation Area. Linear features such as hedgerows, watercourses or woodland belts assist to link the natural features within the Conservation Area.



There is a marked change between the north and south of the Conservation Area. Moot Hill and Hall Garth have retained a feeling of openness with associated tree cover. From Middle Street North the landscape is much more urban with a prevalence of hard landscaping.



At the northern parts of the Conservation Area there are more informal areas around Windmill Hill, Moot Hill and Hall Garth.

However, there is an abrupt change at Middle Street North. The character becomes winding and restrictive with the plots becoming smaller and more intensively developed. Notably at Market Place, which in other towns the area would have been expanded to accommodate more commercial usage is relatively narrow which results in appearing like an extension of Middle Street. In 1984 George Street, the north side was added to the Conservation Area. It has lost much of its integrity due to the late 20th century developments at its south side.

6.2.7 Settings and Views

The views along Bridge Street from the Grade I Church of All Saints are of significant value to the Conservation Area.



6.3 Contribution of Proposal Site to the Special Interest of the Conservation Area

6.3.1 Contribution to Character and Appearance

The proposal site is not included within any significant views or vistas within the Conservation Area, as outlined on the Townscape Analysis Map. 49 Middle Street North is not a listed or locally listed structure or identified as a building that makes a positive contribution to the Conservation Area. Therefore, it has been assessed that the building does not contribute to the architectural quality and built form of the area. To the east of the proposal site is Grade II listed 25 Middle Street North and to the northeast is Grade II listed 22 Middle Street North.

6.3.2 Criteria for Assessing the Level of Contribution

The individual site features do not all make the same contribution to the character of the Conservation Area when assessed separately. The assessment is based upon site analysis and archival research. Each site element or feature affecting the Conservation Area is assessed as one of five levels of overall contribution as follows:

High Level of Positive Contribution: The element is relatively intact with a high level of integrity, has a special interest, and makes an important contribution to the Conservation Area. Buildings or structures at this level are likely to be listed buildings or scheduled ancient monuments; landscapes are likely to be registered gardens or parks.

Medium Level of Positive Contribution: The element may have been slightly altered but retains its integrity, may have less special interest, and its contribution to the views into or out of the Conservation Area is less important than listed buildings, monuments, registered parks or gardens.

Low Level of Positive Contribution: The element may have been significantly altered, have a lower level of integrity, the special interest may be less or it makes some contribution to the views into or out of the of the Conservation Area.

Neutral Level of Contribution: The element has some potential to contribute to the views into or out of the Conservation Area or has a neutral impact on the views into or out of the Conservation Area.

Negative Contribution: The element makes a negative impact on the views into or out of the Conservation Area.

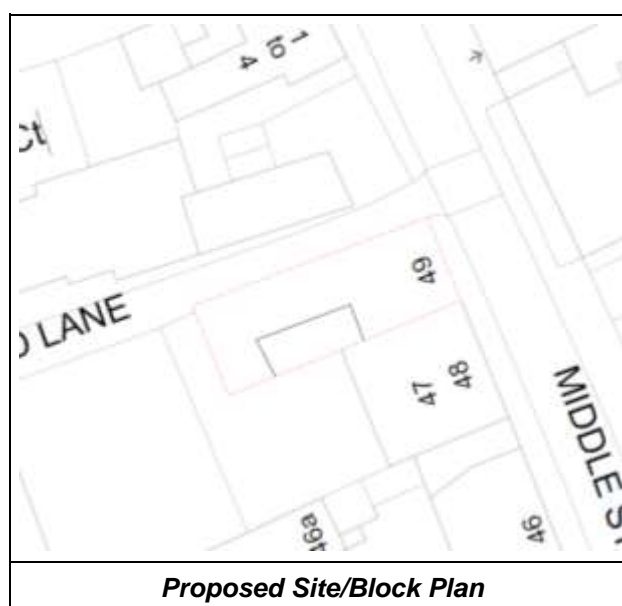
6.3.3 Assessment Against the Criteria

Building/ Site Element	Contribution	Reasons
49 Middle Street North	Neutral	The building does not contribute to the significance of the Conservation Area.

Section 7 Proposed Works

7.1 Overview

The proposed works seek the alteration of the property at 49 Middle Street North, Driffield. The proposed alterations include a change of use from a single commercial unit to two commercial units at the ground floor level and four flats at the first floor and second floor levels. The proposals include the reopening of an earlier opening and the creation of further openings along the existing wall at the north elevation along Harland Lane to form a covered parking and store. Additional alterations are proposed to the shop entrance to allow both commercial and residential access. The existing first floor conservatory, single storey roof terrace extension and glazed link will be demolished. The alterations also propose the installation of new and replacement windows and doors throughout. The front elevation will maintain the existing traditional aesthetic along Middle Street North which is considered to be keeping with the character and identity of Driffield (North) Conservation Area.



7.2 Site

The proposal site is located in Driffield, East Riding of Yorkshire to the west side of Middle Street North, north of the central commercial hub at Market Place. The site lies within the perimeter of the Driffield (North) Conservation Area. The area along Middle Street North close to Market Place consists predominantly of commercial buildings with the area becoming more residential as the road heads north.

7.3 Proposed Alterations

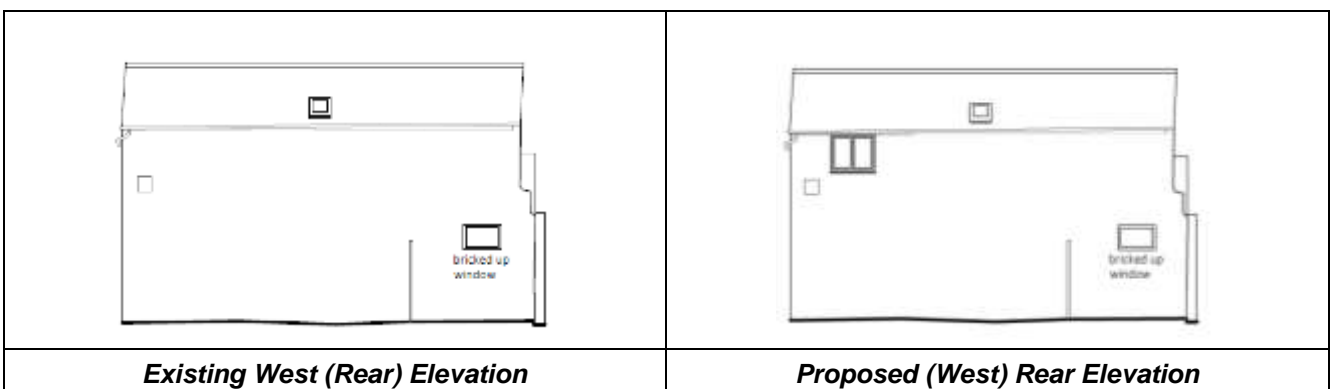
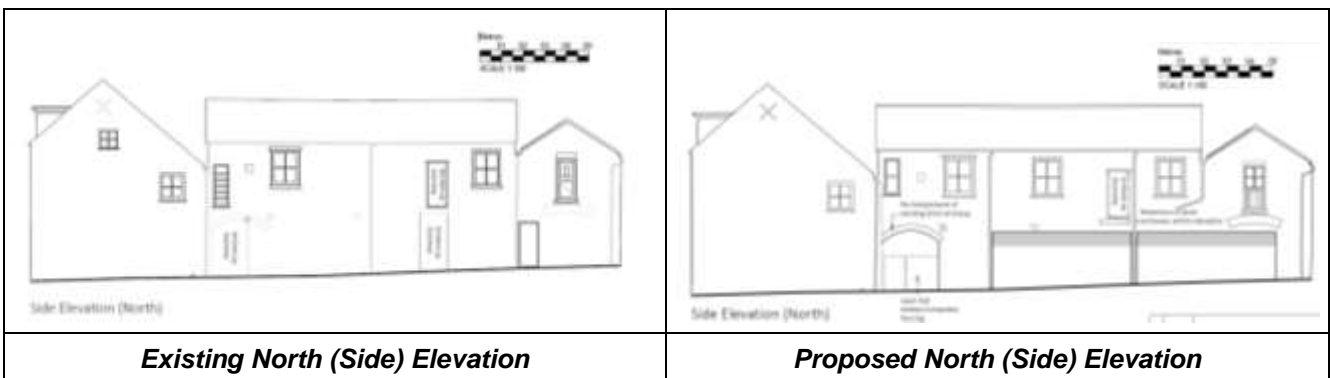
The ground floor will be converted into two commercial units, with access from the existing shopfront, with a minor alteration to allow access to both the shops and to the flats. One blocked opening will be opened and larger sections of the wall removed to create covered parking along Harland Lane. The first and second floors will be converted into four flats. The first floor terrace will be retained for use by three of the residential units. The second floor will be converted into two bedrooms which will be connected via a staircase from the flat at the northeast corner of the first floor.

Proposed Elevations

The entrance at the shop front will be altered to create access to the two commercial premises and for the flats above. The current signage to this elevation will be removed.

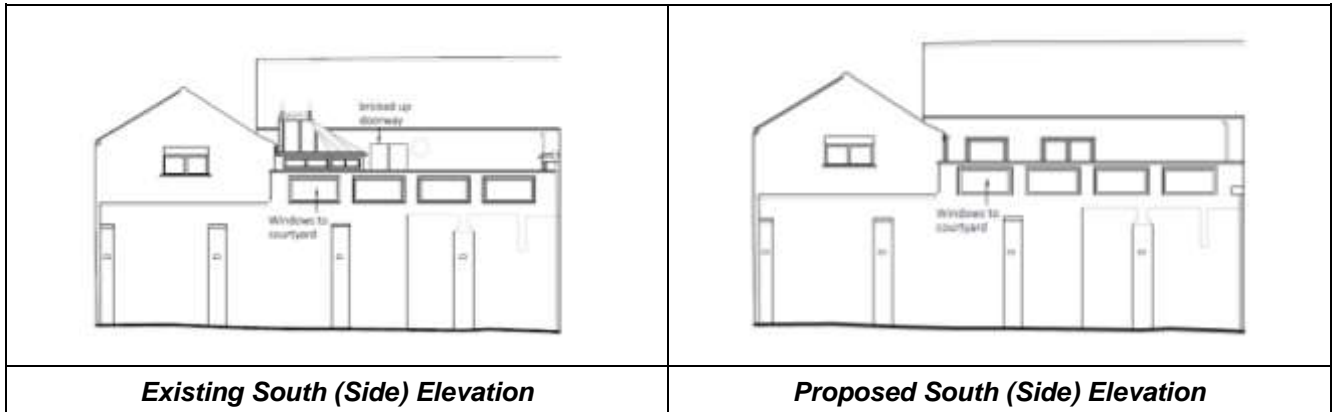


The north elevation along Harland Lane will be partially opened up to provide covered parking. The existing blocked brick archway will be re-instated with open slat fencing to provide access to a covered store for the bins. The existing windows of the elevation will be retained with the exception of the existing vertical multi-pane staircase window will be replaced and located slightly nearer to the roofline. An additional window will be installed to the centre of the elevation in a similar design to the existing windows. The existing bricked up doorway to the centre of the elevation will be re-bricked up to match existing brickwork. The existing first floor loading door opening at the western end of the elevation will be retained and replaced with a stable-door to allow the top half to act as a window for the first floor bedroom. The lower half of the door will be fixed and not accessible from the interior of the dwelling. The existing brick archways within the elevation to the west will be retained.



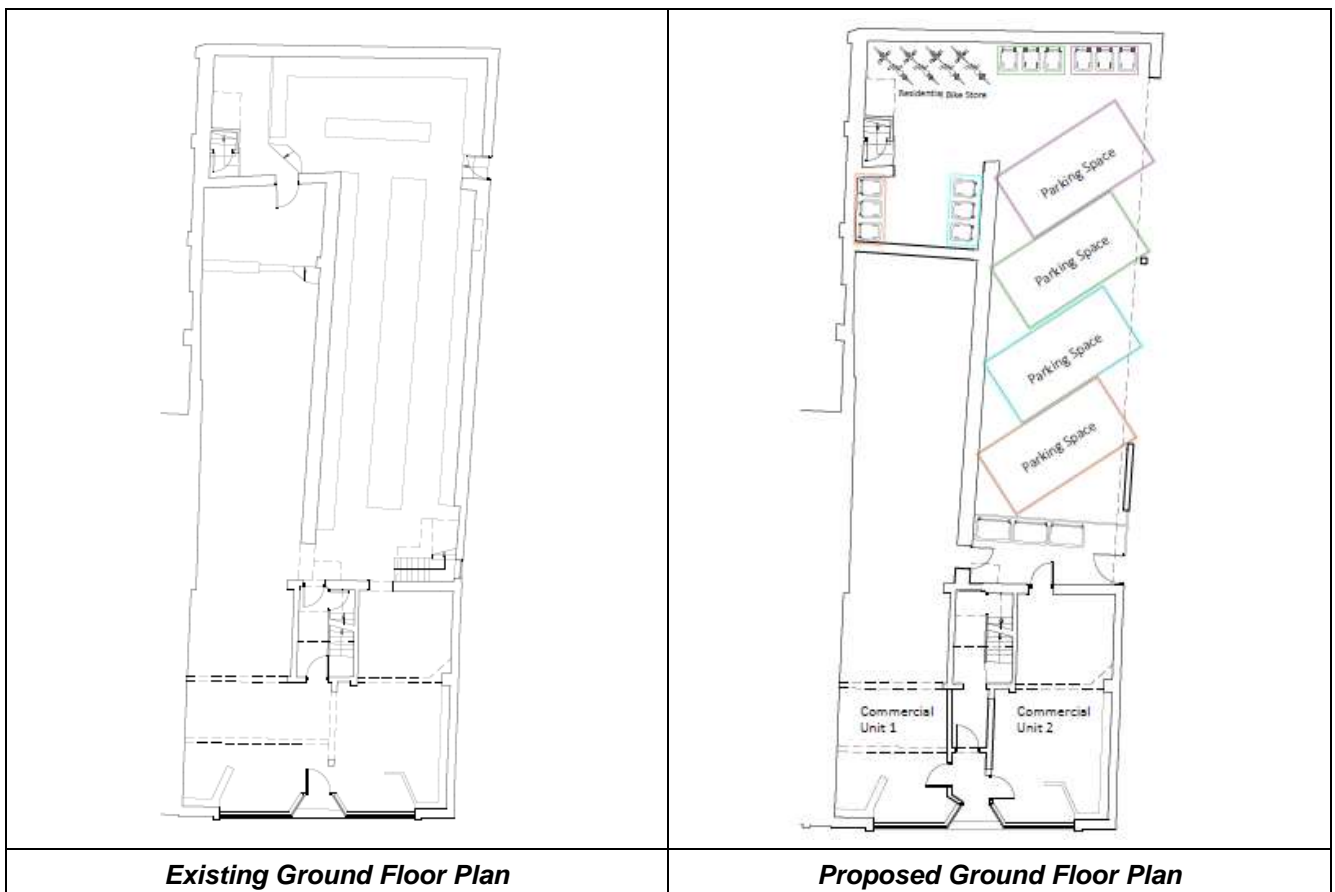
To the west elevation a new window will be installed to the north end of the elevation at the first floor level.

At the first floor terrace level of the south elevation, the existing conservatory which is visible, will be demolished from the terrace with new windows and doors created for access. The area will become a shared courtyard with the space for each unit. The single storey extension and glazed link will also be demolished. The former bricked-up doorway will be reinstated and two further obscured glazing windows inserted. The existing broken window to the gable end of the south elevation will be replaced with a new double glazed and obscured glazing unit.



Proposed Floor Plans

The ground floor will be altered from a single commercial unit into two commercial units. The front of the units will have separate entrances that will lead off the existing door at the entrance off Middle Street North. Stud walling will be erected creating an area which leads to the central staircase. The staircase currently located at the northern elevation will be removed and this area will form the covered parking area and store. The rear section of the ground floor will be extended with the removal of an existing wall and doorway to create a bike store and further store area.



The first floor will be altered to incorporate four flats. The rear section will incorporate a one bedroom flat with access onto the courtyard. The existing WC will be removed. The existing doorway at the north elevation will be replaced. A shower room will be installed in the northwest corner with partitioning and a new window will be installed at the western wall. A further partition will be installed in order to create a bedroom with doorway into the living and kitchen areas.

The existing long living room will be converted into a two bedroom flat with access onto the courtyard. The bathroom and existing walls will be removed at the eastern end. Partitions will be erected to create bedrooms, a living and kitchen space and shower room. Access to this flat is via the central staircase. A smaller window will be installed at the shower room replacing the vertical multi paned staircase window. Bedroom 2 will have a window installed along the northern elevation.

The existing bedrooms to the front of the property along the northern wall will be altered to create the kitchen and living areas for the third flat which will have its two bedrooms located at the second floor. The existing wall between the two bedrooms will be removed to open up the area to create a living and kitchen space. A new landing will be created in order to relocate the staircase leading to the second floor bedrooms. A WC will be installed off the hallway.

A further one bedroom flat will be located at the southern wall of the property. The existing bedroom will be retained as a bedroom with a partitioned off shower room. The bedroom has been reduced in size due to the creation of the new landing for the flat opposite. The living room and kitchen area will lead onto the courtyard. The existing window looking onto the stairs leading to the bathroom will be filled in.

The courtyard will be divided into sections for each residential unit. The fencing will be no higher than the existing parapet.



The second floor will have two bedrooms. The existing staircase will be relocated to the east wall and a shared shower room will be installed at the west wall. Fitted wardrobes will be installed either side of the shower room. At the top of the staircase there will be a landing which will provide entrance to the bedrooms and the shared shower room.



7.4 Proposed Materials

All new and replacement window frames, door frames and doors will be wooden. The new rainwater goods will be cast aluminium to match existing and the new brickwork will match existing.

Section 8 Heritage Impact Assessment

8.1 Method of Assessment

The following assessment identifies the impact of the new proposals on the significance of the heritage assets. The potential impact of the new proposals are assessed differently depending on the type of heritage assets affected. The impact on the setting of heritage asset is assessed following Historic England guidance on the setting of heritage assets. The potential impact on the Conservation Area is assessed following Historic England guidance on Conservation Areas and identifies the impact of the proposals on the significance of the Conservation Area by firstly considering the effects of the proposals on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance. Elements relevant to this case include:

- General Character and Uses
- Historic Interest
- Architectural Interest and Built Form
- Spatial Analysis
- Streets and Trees
- Setting and Views

The overall impact of the proposed works is then assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The impact assessment also follows the ClifA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021. In the heritage impact assessment methodology, the impact of the proposed works is based on the value or sensitivity of the heritage asset and on the magnitude of the change on that heritage asset, which then leads to an assessment of impact. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables included in Appendix 4.

As the proposed development is also within the setting of two Grade II listed buildings 22 and 25 Middle Street North, the development could potentially impact upon the setting of the heritage asset. The below assessment identifies the impact of the proposals on the setting and significance of the heritage assets that have been discussed above. This assessment will consider the siting and location of the proposed development in relation to the setting of the heritage asset, and consider the potential impact upon how the heritage asset is experienced and understood.

8.2 Impact of the Proposed Works on the Significance of the Conservation Area

The following assessment identifies the impact of the proposals for 49 Middle Street North on the significance of the Driffield (North) Conservation Area. This is achieved by considering the effects of the proposals on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance. The historic special interest of the Driffield (North) Conservation Area is dominated by the Church, which is of medieval origin, and the contrast between the less formal more open northern part and the more grid like southern part of the Conservation Area which covers the main part of the town. Middle Street North, the town's main artery, changes from being residential at its north end, to being predominantly commercial and retail in the south, with light industry being relegated to its periphery.

The proposed works will cause no harm to the historic special interest of the Conservation Area. The proposed alterations to 49 Middle Street North will not negatively affect the setting, architectural quality or built form of the Conservation Area. Most alterations are to the rear of the property along

Harland Lane which has neutral impact on the Conservation Area. There are no identified views in the Conservation Area Appraisal which include the proposal site and the proposals will cause no harm to the significant views into or within the Conservation Area. The rear of the property does not form a part of key views of 22 and 25 Middle Street North, which will remain unaffected. Regardless, the proposals retain the important architectural elements of the front façade and the alterations are largely limited to the previously altered and rebuilt side elevation of the rear brick structures.

8.3 Impact of the Proposed Works on the Setting of the Heritage Assets

Identification of the Heritage Assets Affected

49 Middle Street North is sited to the west of the heritage asset, Burnside, 25 Middle Street North, which is listed Grade II and southwest of the heritage asset, 22 Middle Street North.

The Form and Appearance of the Development

The proposed alterations are largely limited to side elevation, and to the roof terrace. The front elevation is retained, with only a minor alteration to the shopfront entrance door, which is setback from the street at present, so the alteration will not be noticeable. These alterations will have no impact on the setting or significance of 22 and 25 Middle Street North. The front elevation will maintain the existing traditional aesthetic along Middle Street North which is considered to be keeping with the character and identity of the Conservation Area. The proposed alterations will not be prominent, dominant or conspicuous within the setting of 22 and 25 Middle Street North and these alterations will not compete with or distract from the heritage asset. The proportions, dimensions, scale and massing of 49 Middle Street North will not be altered. These alterations will have no impact on the setting or significance of the two listed structures at 22 and 25 Middle Street North.

Wider Effects of the Development

The proposed alterations will not have any impact on the contribution to the settings or the significance of 22 and 25 Middle Street North, as the heritage assets are sited to the opposite side of the street and the two listed buildings are predominantly experienced from front. Additionally the alterations to 49 Middle Street North will not have any impact on the setting or significance of the listed buildings as the alterations are largely to the side elevation. The proposed development will not change the land use of the proposal site, as it was previously commercial to the ground floor and residential to the first and second floors. The significance of the heritage assets sited across the road are also not associated with or dependent on the land use of the proposal site. The proposal site does not form a part of any of the significant views of the heritage assets and the proposed alterations will not impact upon the ways in which the listed buildings are experienced. The construction period may temporarily increase noise, odour, vibration and dust near the heritage asset, but planning conditions should be able to keep these to an acceptable level.

The Permanence of the Development

The proposed alterations will become a permanent feature of the building and within the area.

8.4 Summary of Impact

The proposals will entail alterations to the existing north (side) elevation façade of 49 Middle Street North. The front elevation will maintain the existing traditional aesthetic along Middle Street North which is considered to be in keeping with the character and identity of Driffield (North) Conservation Area. The proposals will cause no harm to the significant views into or within the Conservation Area.

Driffield (North) Conservation Area is assessed as having a medium value in line with the heritage impact assessment guidance, as it is a Conservation Area containing buildings that contribute significantly to its historic character. The proposed works will have a negligible magnitude of change upon the Conservation Area. Following the heritage assessment methodology, the significance of a

change of a negligible magnitude to a heritage asset of medium value would constitute only a neutral Impact.

As defined by the heritage impact assessment guidance, the listed buildings, 22 and 25 Middle Street North, are assessed as having a medium level of significance. As there is no significant visual, historic or cultural relationship between the proposal site and listed buildings and it does not form a part of the significant views of the assets, the proposed development will make a very slight change to the wider setting of the listed buildings, which will hardly affect them. The proposals would constitute a negligible change to the setting of the listed buildings. Following the heritage assessment methodology, the significance of a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral impact.

8.5 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the setting of the Heritage Assets and the character of the Conservation Area, with the proposed mitigation where required.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
<p>Partial removal of wall at the north elevation to create a covered parking area and store with open slat composite/timber fencing. Installation of replacement window, installation of a new window and replacement of existing loading door with a stable-door style window and lower panel.</p>	<p>Burnside, 25 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affects it.</p>	<p>Neutral Impact: The proposed alterations do not change the significant elements of the listed building. There is a lack of significant sight lines between the alterations to the proposal site and the asset. Significant views of the asset remain unaffected.</p>
	<p>22 Middle Street North: Medium</p>	<p>Negligible: Slight changes to settings that hardly affects it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the buildings. There is a lack of significant sight lines between the proposal site and the assets. Significant views of the assets remain unaffected.</p>
	<p>Driffield (North) Conservation Area: Medium</p>	<p>Negligible: Slight changes to historic building elements that hardly affect it.</p>	<p>Neutral Impact: The proposed alterations will cause no harm to the significant views into or within the Conservation Area, will not harm the historic special interest or the setting, architectural quality or built form of the Conservation Area.</p>

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
<p>Demolition of conservatory, single storey extension and glazed link at the first floor terrace. Re-instate door and create additional openings onto courtyard.</p>	<p>Burnside, 25 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the listed building. There is a lack of significant sight lines between the proposal site and the asset. Significant views of the asset remain unaffected.</p>
	<p>22 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the building. There is a lack of significant sight lines between the proposal site and the assets. Significant views of the asset remain unaffected.</p>
	<p>Driffield (North) Conservation Area: Medium</p>	<p>Negligible: Slight changes to historic building elements that hardly affect it.</p>	<p>Neutral Impact: The proposed alterations will cause no harm to the significant views into or within the Conservation Area, will not harm the historic special interest or the setting, architectural quality or built form of the Conservation Area.</p>

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
<p>Alterations to the front entrance.</p>	<p>Burnside, 25 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the listed building. There is a lack of significant sight lines between the proposal site and the asset. Significant views of the asset remain unaffected.</p>
	<p>22 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the building. There is a lack of significant sight lines between the proposal site and the assets. Significant views of the asset remain unaffected.</p>
	<p>Driffield (North) Conservation Area: Medium</p>	<p>Negligible: Slight changes to historic building elements that hardly affect it.</p>	<p>Neutral Impact: The proposed alterations will cause no harm to the significant views into or within the Conservation Area, will not harm the historic special interest or the setting, architectural quality or built form of the Conservation Area.</p>

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSET	MAGNITUDE OF CHANGE	POTENTIAL IMPACT OF WORK & PROPOSED MITIGATION
<p>Insert window at the rear elevation.</p>	<p>Burnside, 25 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the listed building. There is a lack of significant sight lines between the proposal site and the asset. Significant views of the asset remain unaffected.</p>
	<p>22 Middle Street North: Medium</p>	<p>Negligible: Slight changes to setting that hardly affect it.</p>	<p>Neutral Impact: The proposed development does not change the significant elements of the building. There is a lack of significant sight lines between the proposal site and the assets. Significant views of the assets remain unaffected.</p>
	<p>Driffield (North) Conservation Area: Medium</p>	<p>Negligible: Slight changes to historic building elements that hardly affect it.</p>	<p>Neutral Impact: The proposed alterations will cause no harm to the significant views into or within the Conservation Area, will not harm the historic special interest or the setting, architectural quality or built form of the Conservation Area.</p>

Section 9 Conclusions

9.1 History, Development and Usage

The proposal site is depicted on the OS Map of 1850-1 as two separate sections located at the corner of Middle Street North and Harland Lane. On the 1892 OS Map the site is labelled as a public house. Through census and directories searches it has been ascertained that 49 Middle Street North was a public house called the Nags Head. There is a listing for the Nags Head at Middle Street in *Pigot's 1834 Directory* and in *White's 1840 Directory*. The earliest census which lists the Nags Head at 49 Middle Street North is the 1881 census. The 1910 OS Map does not depict a PH which could suggest that around this time as the last census uncovered was 1901, that the proposal site ceased trading as a public house at the turn of the century and was converted into a shop. The proposal site is currently vacant with signage remaining advertising a decorator's shop belonging to E Dobson & Son. The building has undergone a series of alterations and extensions both internally and externally. The northern elevation along Harland Lane shows evidence of a series of former openings now infilled and evidence of a significant level of rebuilding. Modern extensions including a conservatory, a flat roof extension and a glazed link have been installed to a later filled in roof terrace at the first floor level.

9.2 The Special Interest of the Conservation Area

The character and special interest of the Driffield (North) Conservation Area is considered fully in the Conservation Area Appraisal dated 2009. The Conservation Area Appraisal provides the following summary of the special interest of this area;

The special character of Conservation Area derives from the following elements:

- The Conservation Area is dominated by the Church, which is of medieval origin.
- The Conservation Area is formed from two sub-areas: Moot Hill and Hall Garth which have less formal street pattern and the southern area which has a more grid-like pattern which covers the main part of the town.
- The buildings date from the late 18th century. Many of the buildings are significant and characterful buildings.
- Middle Street North is the town's main artery which is residential at its north end to predominantly more commercial use with light industry being relegated to its fringes.
- The area has succeeded in maintaining a strong traditional, linear and unpretentious character and presents a centre which is on a scale that is larger than most other East Riding towns.

9.3 Contribution of the Proposal Site to the Special Interest of the Conservation Area

According to the Conservation Area Appraisal, the proposal site is not identified as forming part of any key views within, into or out of the Conservation Area. 49 Middle Street North is not identified as a positive contributor to the architectural quality and built form of the area and does not retain sufficient architectural or historic interest to be considered a non-designated heritage asset. The proposal site is within the setting of two Grade II listed buildings, Burnside (25 Middle Street North) and 22 Middle Street North, but does not contribute to the significance of those listed buildings.

9.4 The Proposed Works

The proposed works seek the alteration of the property at 49 Middle Street North, Driffield. The proposed alterations include a change of use from a single commercial unit to two commercial units at the ground floor level and four flats at the first floor and second floor levels. The proposals include the reopening of an earlier opening and the creation of further openings along the existing wall at the north elevation along Harland Lane to form a covered parking and store. Additional alterations are proposed to the shop entrance to allow both commercial and residential access. The existing first floor conservatory, single storey roof terrace extension and glazed link will be demolished. The alterations also propose the installation of new and replacement windows and doors throughout. The front elevation will maintain the existing traditional aesthetic along Middle Street North which is considered to be keeping with the character and identity of Driffield (North) Conservation Area.

9.5 Heritage Impact Assessment

9.5.1 Impact on the Proposed Works on the Conservation Area

The proposals will entail alterations to the existing north (side) elevation façade of 49 Middle Street North. The front elevation will maintain the existing traditional aesthetic along Middle Street North which is considered to be in keeping with the character and identity of Driffield (North) Conservation Area. The proposals will cause no harm to the significant views into or within the Conservation Area.

Driffield (North) Conservation Area is assessed as having a medium value in line with the heritage impact assessment guidance, as it is a Conservation Area containing buildings that contribute significantly to its historic character. The proposed works will have a negligible magnitude of change upon the Conservation Area. Following the heritage assessment methodology, the significance of a change of a negligible magnitude to a heritage asset of medium value would constitute only a neutral impact.

9.5.2 Impact on the Proposed Works on the Setting of the Heritage Assets

As defined by the heritage impact assessment guidance, the listed buildings, 22 and 25 Middle Street North, are assessed as having a medium level of significance. As there is no significant visual, historic or cultural relationship between the proposal site and listed buildings and it does not form a part of the significant views of the assets, the proposed development will make a very slight change to the wider setting of the listed buildings, which will hardly affect them. The proposals would constitute a negligible change to the setting of the listed buildings. Following the heritage assessment methodology, the significance of a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral impact.

9.6 Summary

The conclusion of this Heritage Statement is that there are no heritage impacts which would prevent the proposed development to 49 Middle Street North.

Section 10 Sources

Published Works

- East Riding of Yorkshire Council. *Conservation Area Appraisal Driffield (North)*. East Riding of Yorkshire Council, 2009.
- East Riding of Yorkshire Council. *East Riding Local Plan (2012-2029) - Strategy Document*. East Riding of Yorkshire Council, April 2016.
- Historic England. *Conservation Area Designation, Appraisal and Management*. London: Historic England, 2019.
- Historic England. *Historic Environment Good Practice Advice Note 3 – The Setting of Heritage Assets*. London: Historic England, 2017.
- Historic England. *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note: 2*. London: Historic England, 2015.
- Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Historic England Advice Note 12. London: Historic England, 2019.
- IEMA, IHBC & ClfA. *Principles of Cultural Heritage Impact Assessment in the UK*. Lincoln: July 2021.
- Kelly's Directory of N and E Ridings of Yorkshire 1893 [Part 1: Places]*. Kelly & Co. London, 1893.
- Ministry of Housing, Communities and Local Government. *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government, Dec 2023.
- Pigot and Co's Directory National Commercial Directory in the County of Chester, Cumberland, Durham, Lancaster, Northumberland, Westmorland and York*, 1834. J Pigot and Co. London and Manchester, 1834.
- White, William. *History, Gazetteer Directory of the East and North Ridings of Yorkshire 1840*. Robert Leader for William White, Sheffield, 1840.

Maps and Plans

- OS Map Scale 1:10,000 1855
- OS Map Scale 1:2,500 1910, 1927, 1966-67, 1966-83, 1981-91, 1986-1993, 1995
- OS Map Scale 1:500 1892

Websites Consulted

Driffield Town Council, 'History'
<https://driffieldtowncouncil.gov.uk/about-driffield-town/history/>
Date accessed 07/02/2024

Open Domesday by Anna Powell Smith
<https://opendomesday.org/place/TA0257/great-driffield/>
Date accessed 07/02/2024

Welcome to Yorkshire. 'Saxons'
<https://www.yorkshire.com/inspiration/heritage/yorkshire-battlefields/saxons/>
Date accessed 09/02/2024

Appendix 1: Listing Descriptions

Name: Burnside

List Entry Number: 1161880

Location: Burnside (25 Middle Street North)

District: East Riding of Yorkshire (Unitary Authority)

Parish: Driffield

Grade: II

Date first listed: 6 Dec 1984

Details: TA 02 57 DRIFFIELD MIDDLE STREET NORTH (east side) 14/19 No 25 (Burnside) 6/12/84 – II

House. Early C19. Brick with stone dressings, timber eaves cornice, slate roof. 2 storeys, 3 bays, with one storey single bay wings to left and to right. Symmetrical elevation. Roman Doric porch with detached columns, plain frieze and moulded cornice; late C19 door with fanlight, flanked by 2-pane sashes with sills and wedge lintels with projecting moulded keyblock. Wings have sash windows with glazing bars, stone sills and wedge lintels with projecting moulded keyblock, and coped parapet. First floor band. First floor: sashes with glazing bars, stone sills, and wedge lintels with projecting moulded keyblock. End stacks, hipped roof.

Listing NGR: TA0229157913

Name: 22 Middle Street North

List Entry Number: 1083379

Location: 22 Middle Street North

District: East Riding of Yorkshire (Unitary Authority)

Parish: Driffield

Grade: II

Date first listed: 25 Jan 1985

Details: TA 02 57 DRIFFIELD MIDDLE STREET NORTH (east side) 14/18 No 22 – II

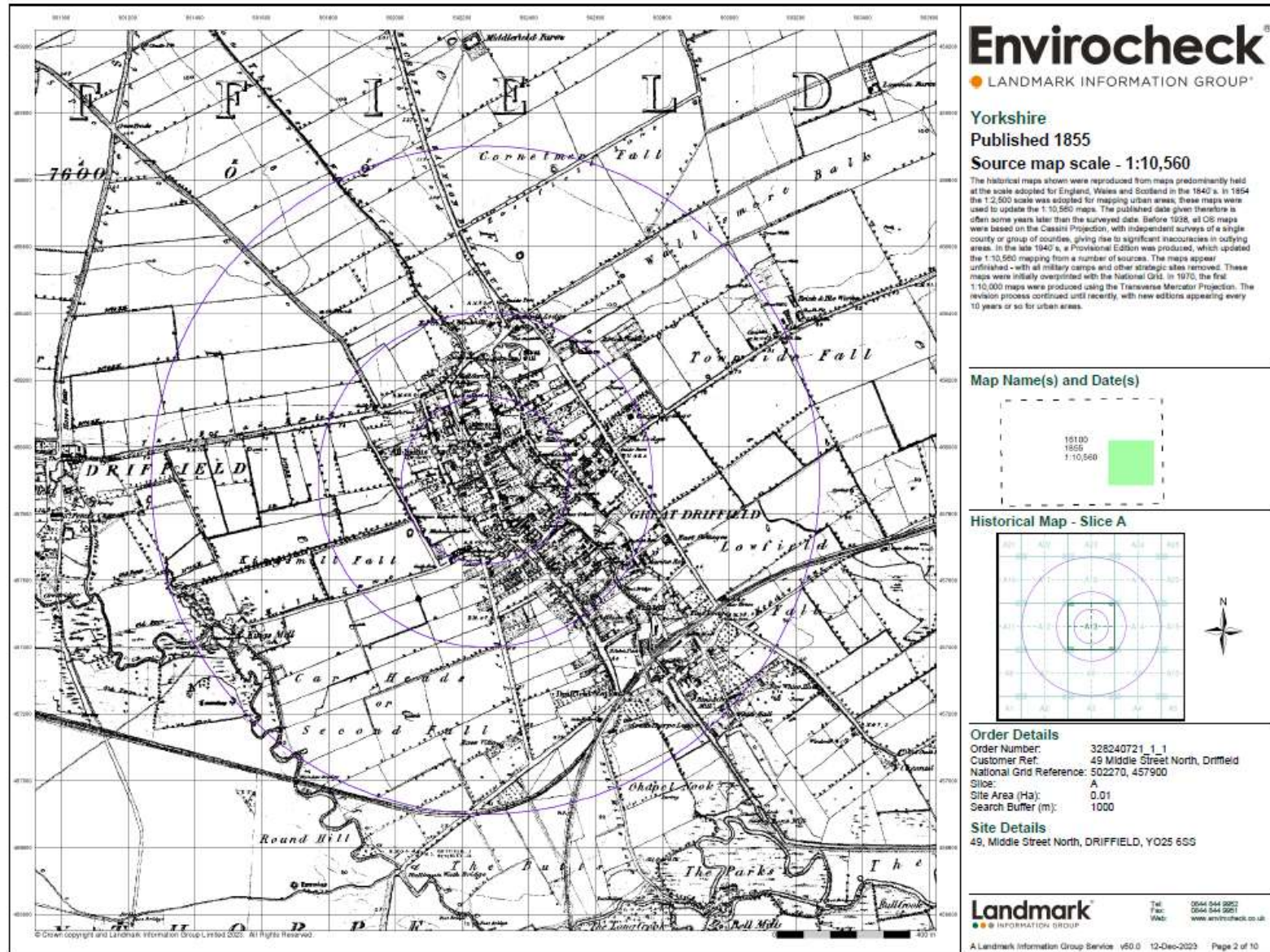
House. Mid C18, remodelled early C19. Brick, whitewashed, with stone dressings, pantiled roof. Central direct entry. 2 storeys and attics, 3 bays. Door with 6 raised and fielded panels and oblong fanlight in doorcase with fluted pilasters and rosettes. Sash window with glazing bars and channelled wedge lintel to left, 16-pane sash to right. First floor has sash windows with glazing bars and channelled wedge lintels, one opening blocked over door. End stacks, tumbled-in brick to gables.

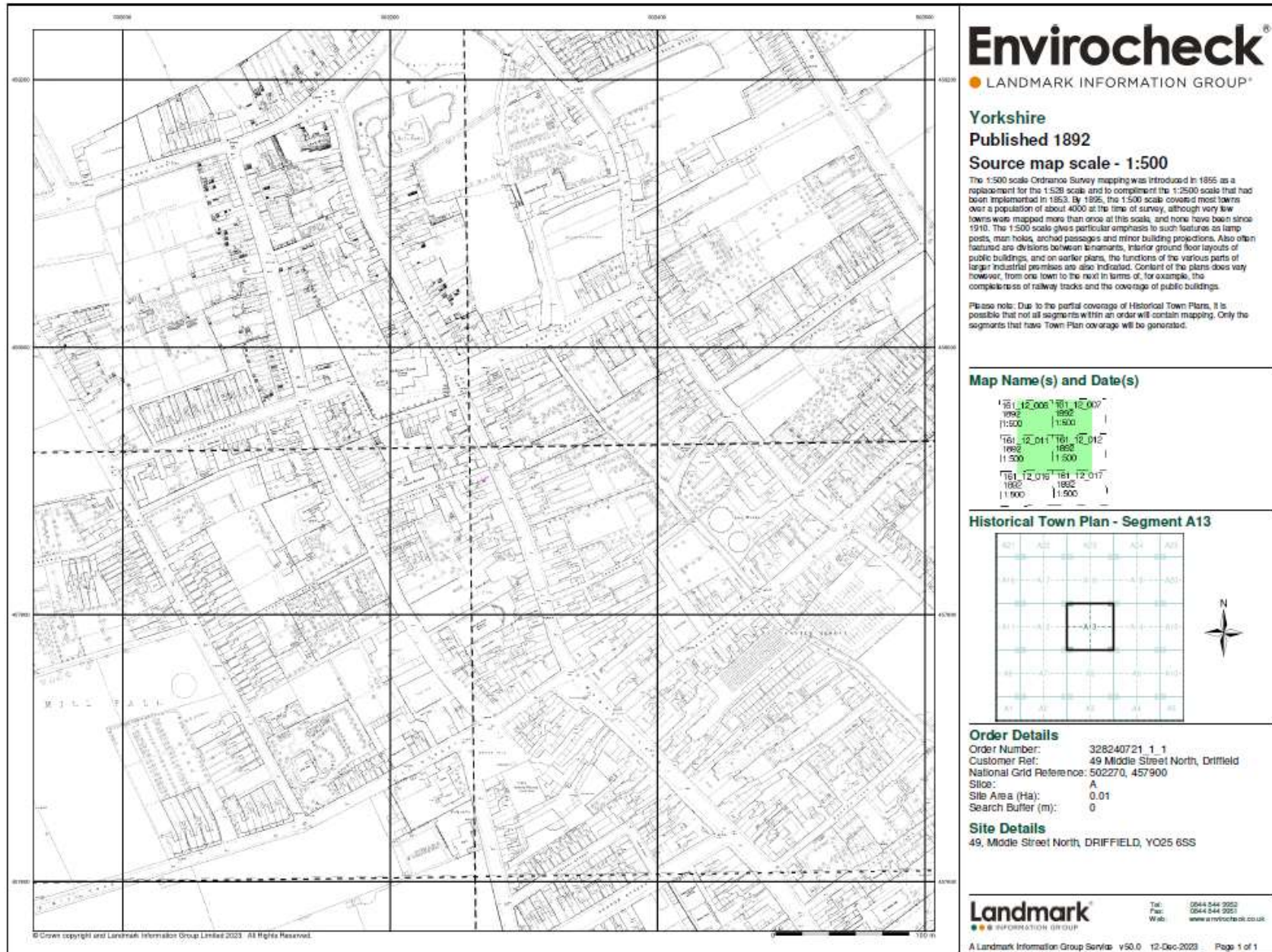
Listing NGR: TA0227357948

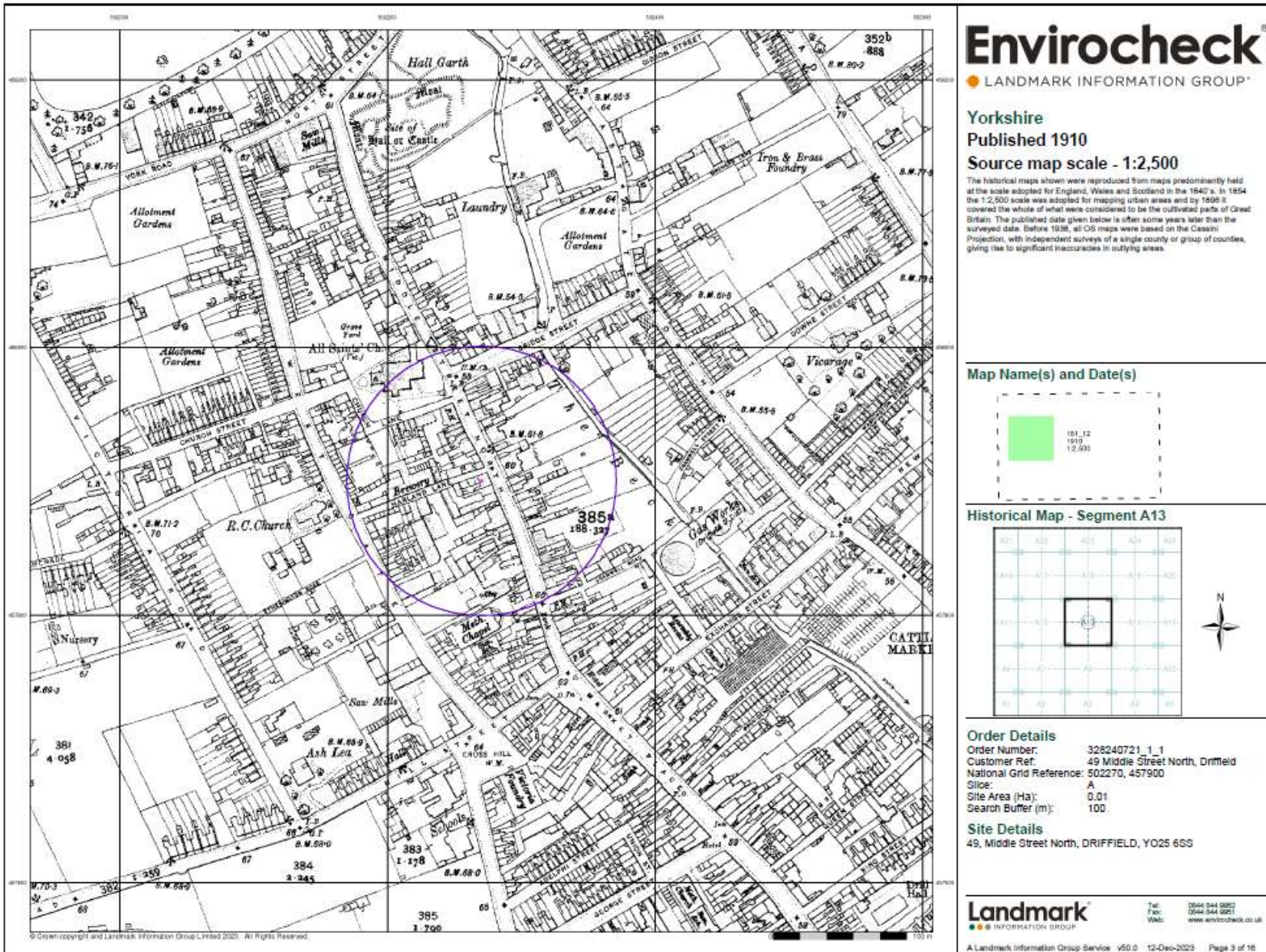
Appendix 2: Occupants of 49 Middle Street North

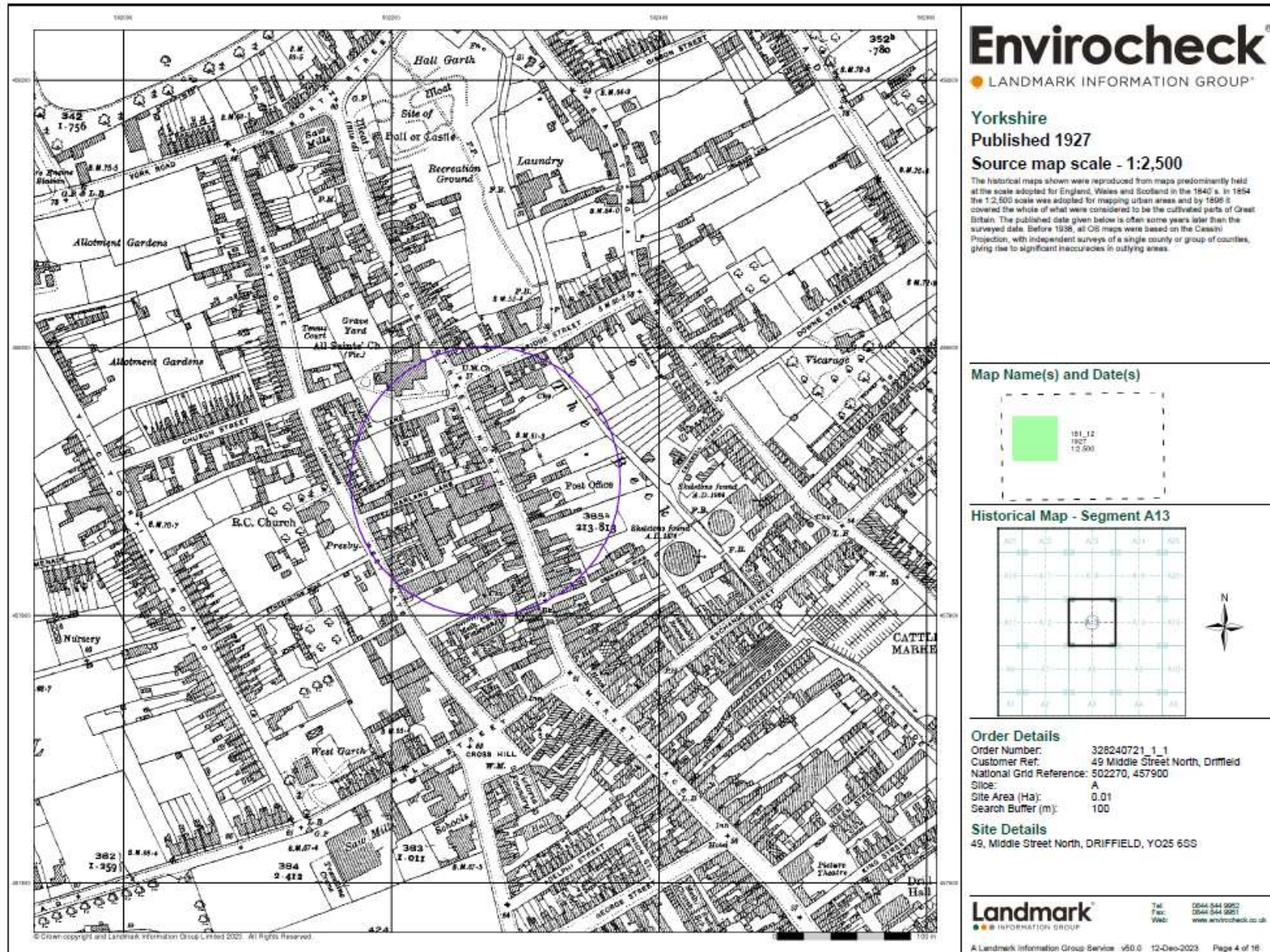
Source	Name	Detail
1834 Pigot's Directory	Thomas Newlove	Nags Head, Middle Steet
1840 White's Directory East and North Ridings	Thomas White	Nags Head, Middle Street
1881 England Census 'Nags Head Inn, 49 Middle Street North'	James Clark (22) Philippa Clark (23) Florence Clark (6 mths)	Head, Inn Keeper Wife Daughter
1891 England Census 'Nags Heads, 49 Middle Street North'	Horatio Dunning (37) May J Dunning (35) Albert Dunning (15) Hannah Dunning (8) David W Dunning (10) Harry Dunning (6) Dorothy B Dunning (6mths) Jane Johnson (58) Jane Ann Foster (18)	Head, Inn Keeper Wife Son, Labourer Daughter, Scholar Son, Scholar Son, Scholar Daughter Visitor General Domestic Servant
1893 Kelly's Directory of North and East Ridings of Yorkshire, Part 1	Straker, Henry Martin	Nags Head PH, 49 Middle Street North
1901 England Census '49 Middle Street North, Nags Head'	George Bell (42) Lillian Johnson (29) Ellen Leason (19)	Head, Victualler Servant, Pianist Music Servant, Domestic

Appendix 3: Historic Mapping









Envirocheck
LANDMARK INFORMATION GROUP

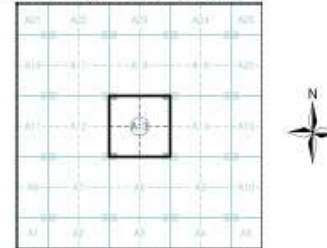
Yorkshire
Published 1927
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1899 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

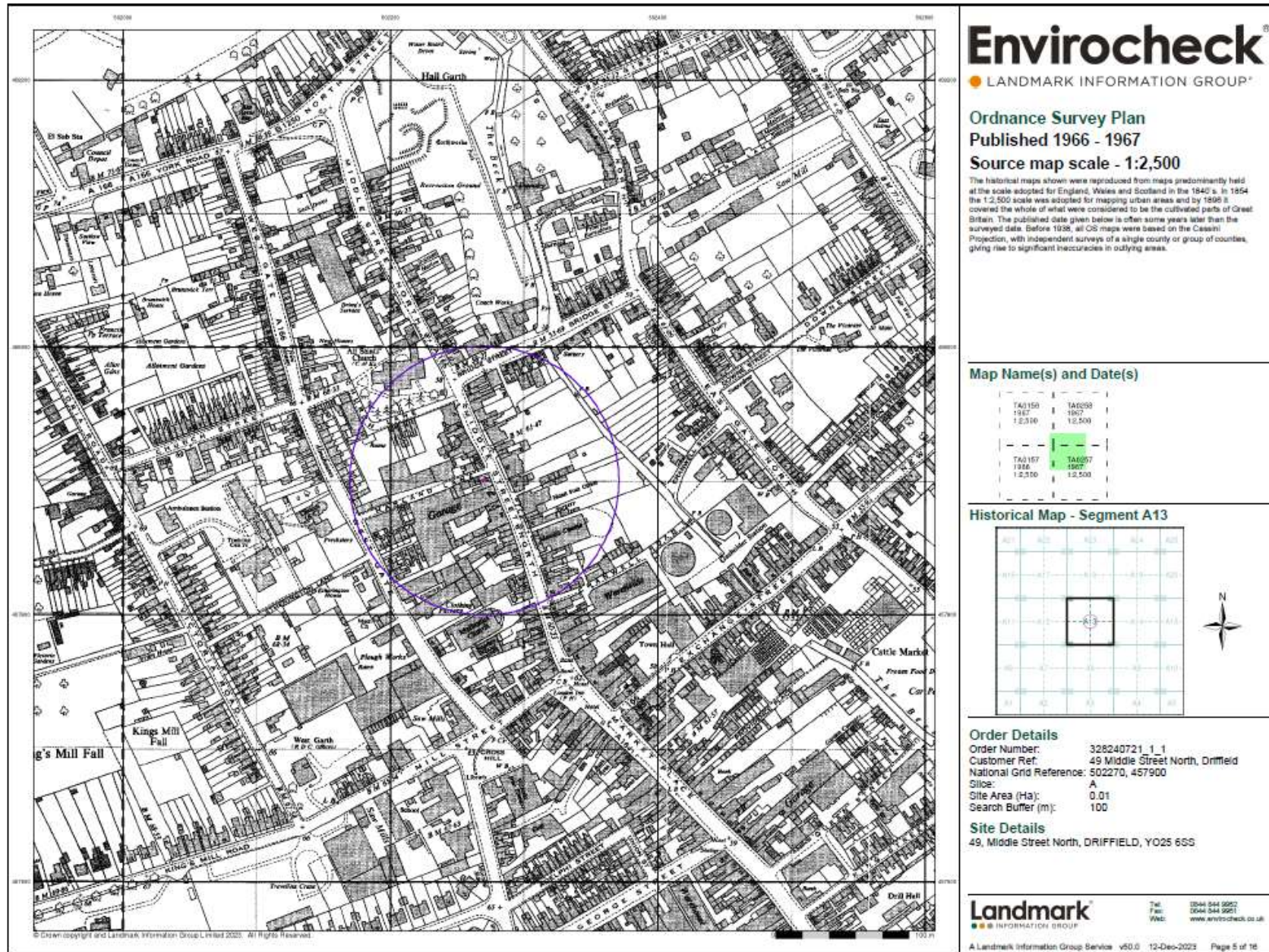
Order Number: 328240721_1_1
Customer Ref: 49 Middle Street North, Driffield
National Grid Reference: 502270, 457900
Site: A
Site Area (Ha): 0.01
Search Buffer (m): 100

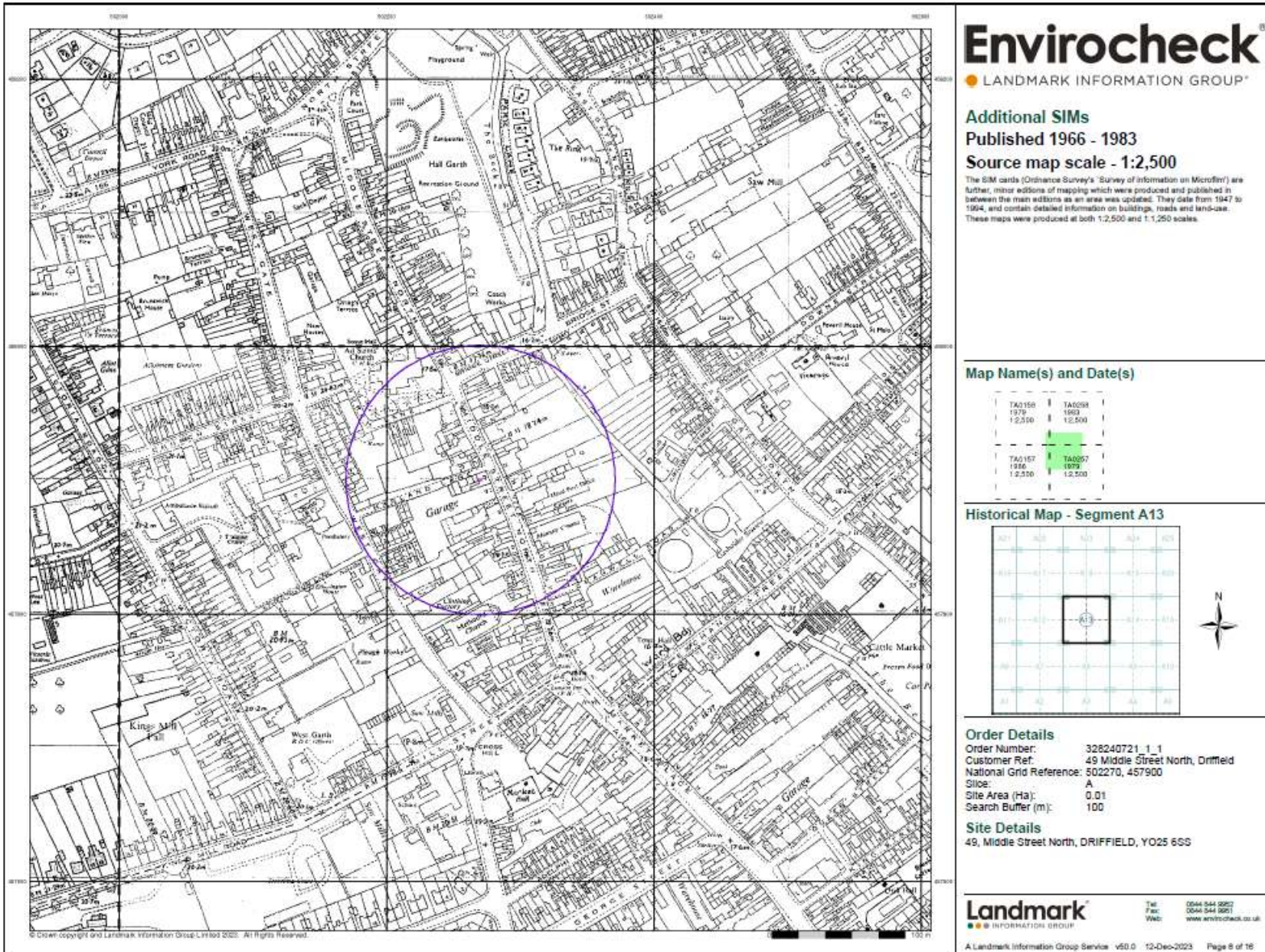
Site Details

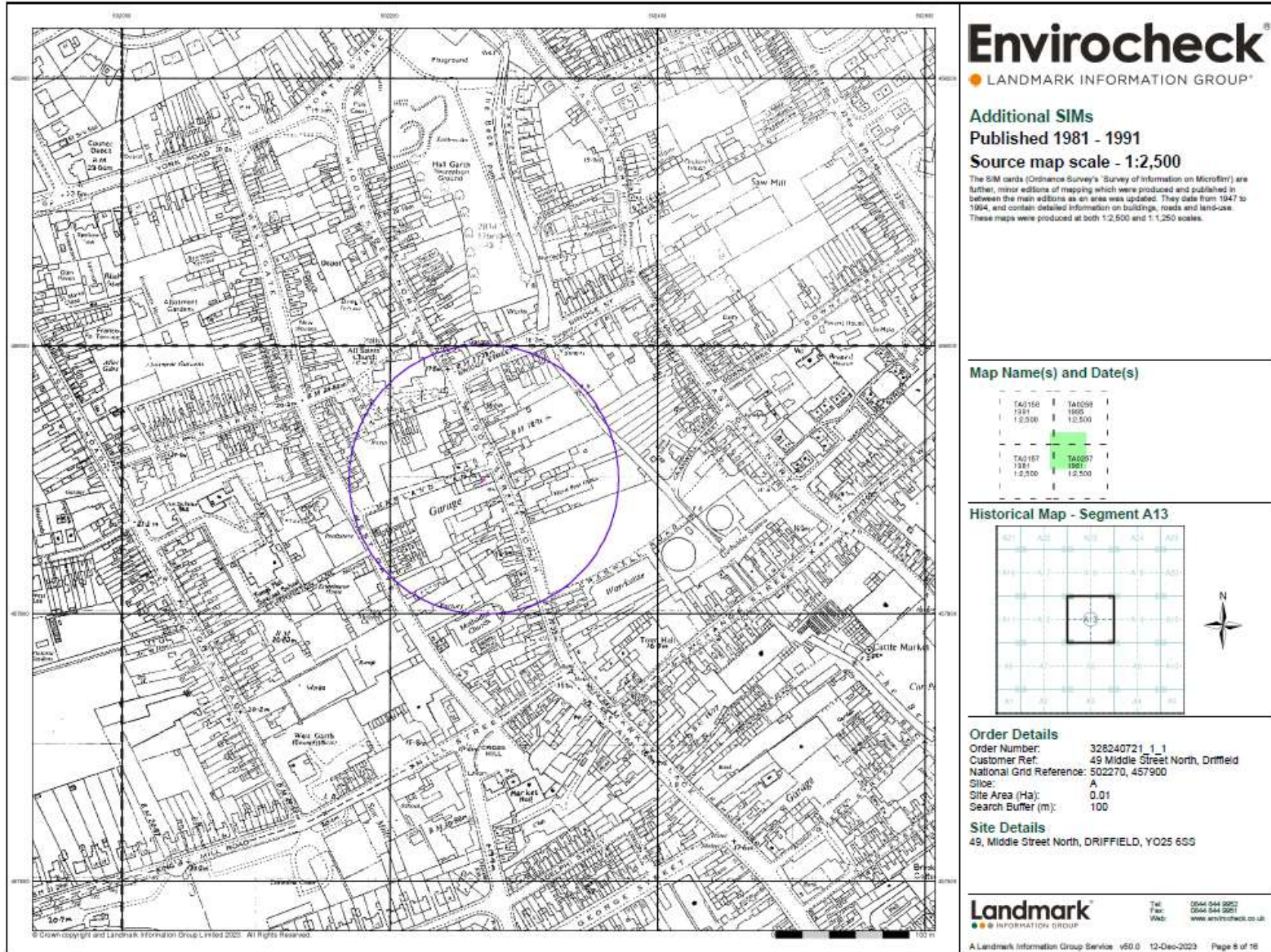
49, Middle Street North, DRIFFIELD, YO25 6SS

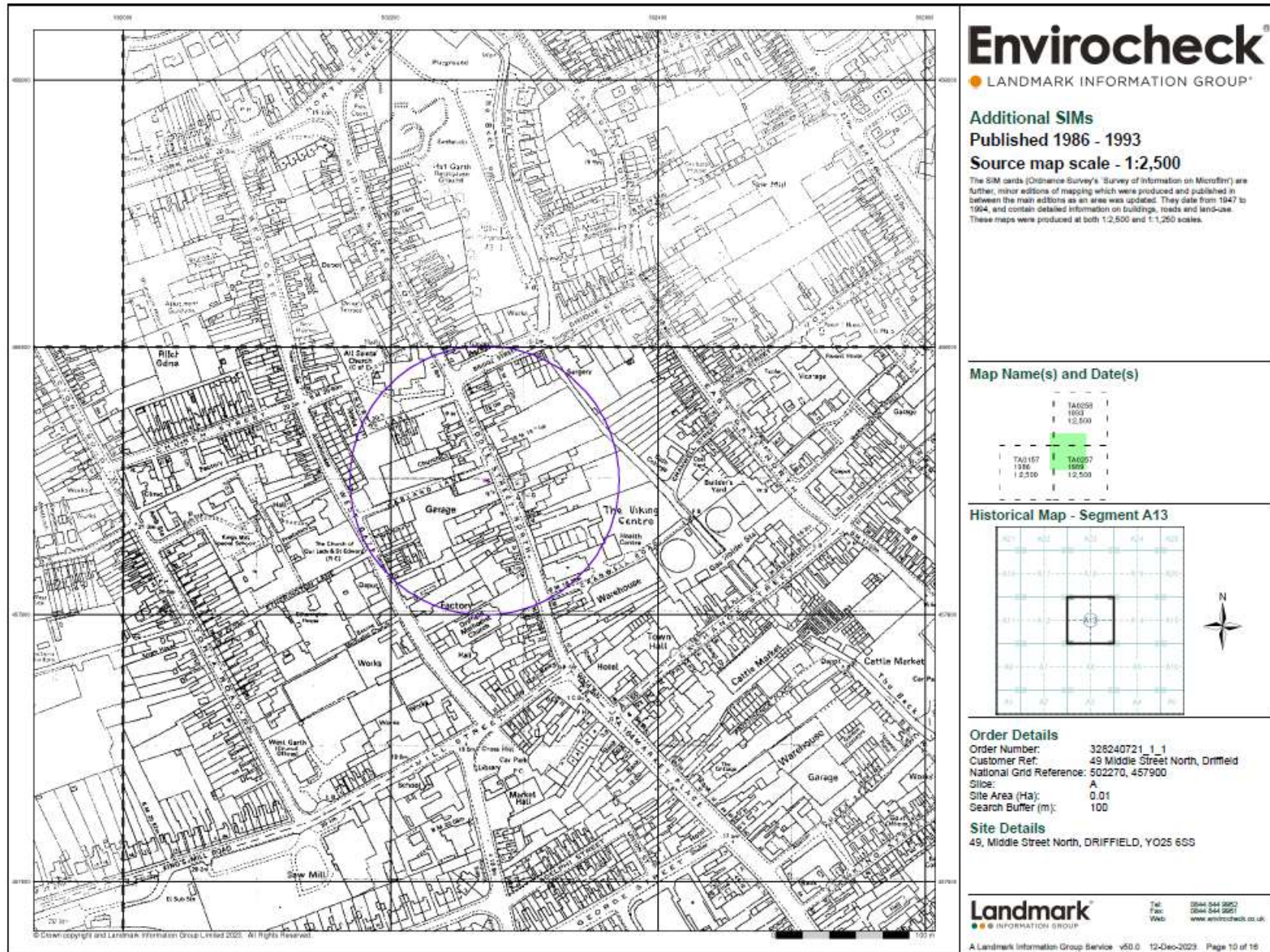
Landmark
LANDMARK INFORMATION GROUP

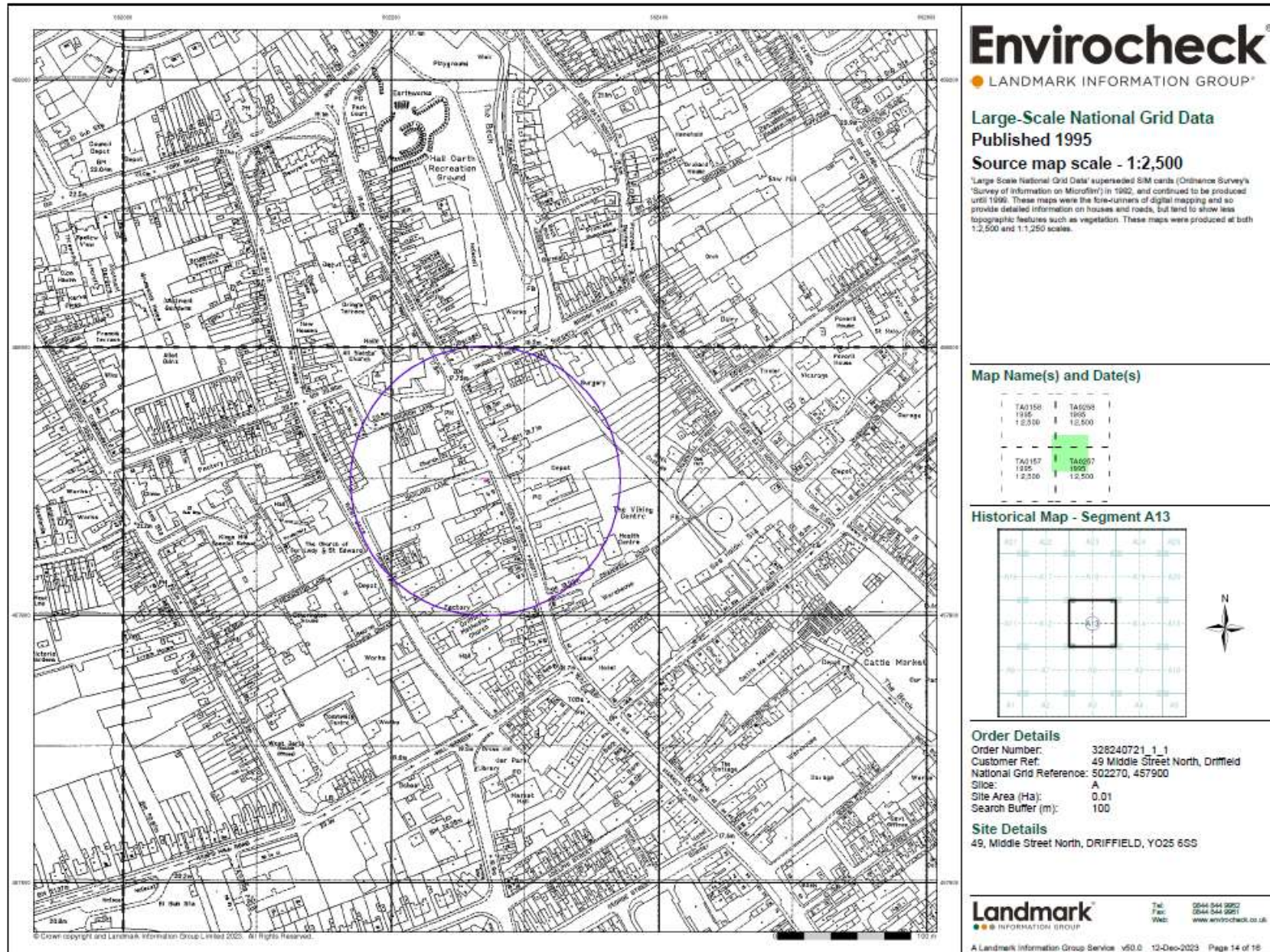
Tel: 0562 544 2622
Fax: 0562 544 2621
Web: www.envirocheck.co.uk











Envirocheck
 LANDMARK INFORMATION GROUP

**Large-Scale National Grid Data
 Published 1995**
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1996. These maps were the forerunners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TA0150 1995 1:2,500	TA0298 1995 1:2,500
TA0167 1995 1:2,500	TA0297 1995 1:2,500

Historical Map - Segment A13

Order Details
 Order Number: 326240721_1_1
 Customer Ref: 49 Middle Street North, Driffield
 National Grid Reference: 502270, 457900
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details
 49, Middle Street North, DRIFFIELD, YO25 6SS

Landmark
 INFORMATION GROUP

Tel: 0844 544 9927
 Fax: 0844 544 9951
 Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 12-Dec-2025 Page 14 of 16

Appendix 4: Heritage Impact Assessment Methodology

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	<p>Sites of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Assets that can contribute significantly to acknowledged international research objectives.</p>	<p>Sites or structures of acknowledged international importance inscribed as of universal importance as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Other buildings or urban landscapes of recognised International importance.</p>	<p>Landscapes of acknowledged international importance inscribed as WH property.</p> <p>Individual attributes that convey OUV of the WH property.</p> <p>Historic landscapes of international value, whether designated or not.</p> <p>Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by the national register.</p> <p>Associations with particular innovations, technical or scientific developments or movements of global significance.</p> <p>Associations with particular individuals of global importance.</p>
High	<p>Nationally-designated Archaeological Monuments protected by the State Party's laws.</p> <p>Undesignated sites of the quality and importance to be designated.</p> <p>Assets that can contribute significantly to acknowledged national research objectives.</p>	<p>Nationally-designated structures with standing remains.</p> <p>Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</p> <p>Conservation Areas containing very Important buildings.</p> <p>Undesignated structures of clear national importance.</p>	<p>Nationally-designated historic landscape of outstanding interest.</p> <p>Undesignated landscapes of outstanding interest.</p> <p>Undesignated landscapes of high quality and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.</p>	<p>Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities.</p> <p>Associations with particular innovations, technical or scientific developments or movements of national significance.</p> <p>Associations with particular individuals of national importance.</p>

12 Planetree Road, Hale: Heritage Statement

Medium	<p>Designated or undesignated assets that can contribute significantly to regional research objectives.</p>	<p>Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations.</p> <p>Conservation Areas containing buildings that contribute significantly to its historic character.</p> <p>Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.</p>	<p>Designated special historic landscapes.</p> <p>Undesignated historic landscapes that would justify special historic landscape designation.</p> <p>Landscapes of regional value.</p> <p>Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.</p>	<p>Areas associated with Intangible Cultural heritage activities as evidenced by local registers.</p> <p>Associations with particular innovations or developments of regional or local significance.</p> <p>Associations with particular individuals of regional importance.</p>
Low	<p>Designated or undesignated assets of local importance.</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations.</p> <p>Assets of limited value, but with potential to contribute to local research objectives.</p>	<p>"Locally Listed" buildings.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical associations.</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.</p>	<p>Robust undesignated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>	<p>Intangible Cultural heritage activities of local significance.</p> <p>Associations with particular individuals of local importance.</p> <p>Poor survival of physical areas in which activities occur or are associated.</p>
Negligible	<p>Assets with little or no surviving archaeological interest.</p>	<p>Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.</p>	<p>Landscapes little or no significant historical interest.</p>	<p>Few associations or ICH vestiges surviving.</p>
Unknown potential	<p>The importance of the asset has not been ascertained.</p>	<p>Buildings with some hidden (or inaccessible) potential for historic significance.</p>	<p>n/a</p>	<p>Little is known or recorded about ICH of the area.</p>

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 206-207. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 208.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	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

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)