

DESIGN, ACCESS & HERITAGE STATEMENT

External works including repairs to window frames and replacement of existing timber sashes with double glazed heritage timber sashes at 139 Holgate Road, York, YO24 4DF

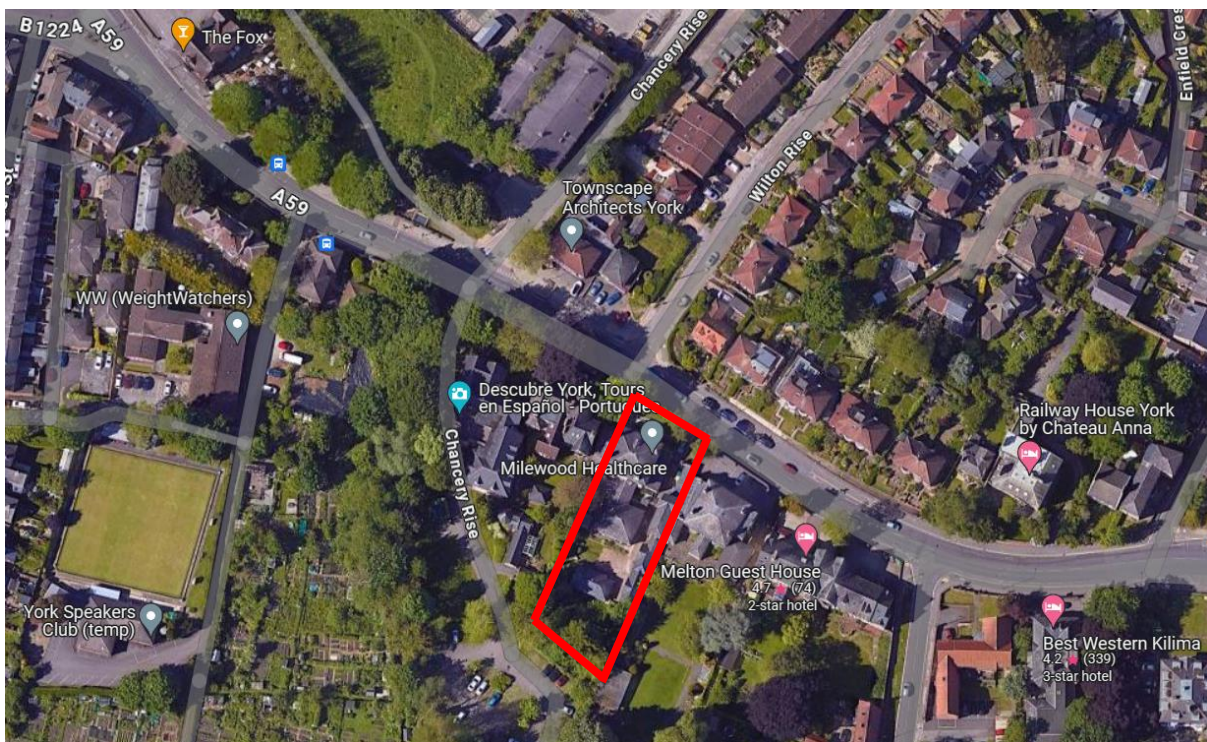
Introduction

Riseber Consulting Ltd have prepared this Design, Access & Heritage Statement in support of an application for listed building consent from Milewood Healthcare Ltd (“the Applicant”) which seeks approval for external works to a property at 139 Holgate Road in York comprising of repairs to window frames and the replacement of existing timber sashes with double glazed heritage timber sashes.

The building (identified in the image presented below) is Grade II listed and is currently in use as a care home which is run by the Applicant specifically as a rehabilitation unit.

The property has been the subject of a number of previous applications seeking planning permission and listed building consent for extensions to create additional bedroom spaces (refs: 20/00653/LBC, 20/02499/FUL, 20/2500/LBC) but all of these were withdrawn prior to decisions being made by the Local Planning Authority with the indications being that each application would have been refused.

The site also forms part of the St Paul's Square/Holgate Road Conservation Area which was designated by the Council in January 1975 with Holgate Road in particular identified as being of heritage significance through being a linear Victorian residential development of architectural interest. The long curving hill that forms part of the streetscape of Holgate Road is also identified as being of significance in the context of the Conservation Area due to it being distinctive in York.



The proposal would involve the repair and redecoration of the existing window frames in the front elevation of the building including the existing sashes being replaced with new timber sashes in a matching painted timber design with heritage double glazing.



Heritage Policy & Legislation

The Local Planning Authority has a statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings and their setting, and any features of special architectural or historic interest which they possess; and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas under Section 72(1) of the same Act. Considerable importance and weight is to be applied to these statutory duties in this listed building consent application.

Paragraph 203 of the National Planning Policy Framework (NPPF) is also a material consideration and in relation to matters of heritage interest this states that, in determining applications for planning permission and listed building consent, Local Planning Authorities should take account of:

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

Paragraph 205 of the Framework further requires that, when considering the impact of a proposed development on the significance of a 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 would amount to substantial harm, total loss or less than substantial harm to its significance. Paragraph 206 goes on to advise that 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.

Heritage Assessment

It is important to recognise at the outset of the assessment that not only is the property in question a Grade II listed building but it also forms part of the St Paul's Square/Holgate Road Conservation Area. This part of the statement will therefore assess potential impacts on both designated heritage assets.

Heritage Significance: Listed Building

139 Holgate Road is a detached property dating back to the mid-to-late 19th Century whose significance is derived from its symmetrical frontage and period features including quoin strips formed by projecting brickwork, canted bay windows and sash windows at ground and first floor levels. The listing description for the property is set out in full below:

House. Mid/late C19. White brick with hipped slate roof.

EXTERIOR: facade symmetrical, of 2 storeys plus attic and 3 bays, with projecting brickwork to left and right giving quoin strips with channelled rustication. On the ground floor there are canted bay windows with brick bases and slate roofs. They have sashes without glazing bars, with rounded upper corners and moulded surrounds with engaged shafts at the angles which have foliated caps. The 1st floor windows are sashed with segmental heads and with raised plain surrounds with hoods which continue as a moulded string course. The attic is lit by a central gabled attic dormer. The doorway has a painted surround with engaged columns which have shaft rings and foliated caps, a basket arch with edge roll moulding, and a frieze enriched with stepped battlemented decoration. The door has 6 panels with raised fields and there is a plain overlight. A glazed inner door has an architrave and console brackets. The overhanging eaves have a timber valance. Chimneys to left and right. To the right there is a single-storey wing with a window between 2 glazed doors. At the left there is a lean-to wing with C20 alterations.

INTERIOR: not inspected

Listing NGR: SE5886751283



The significance of the Holgate Road part of the Conservation Area is identified as being derived from natural materials that predominate in the floorscape; the formal and urban manner of the properties in contrast to earlier/rural buildings; linear Victorian residential development of architectural interest; and the effect of the long curving hill on the streetscape which is somewhat distinctive in York.

The application property clearly forms an integral part of the Conservation Area and is a positive contributor to some of the key elements of heritage significance as explained above. However, the proposed works to the front elevation windows would have no resultant change on the appearance of the building other than ensuring that the existing window treatments can be preserved in the long term through repair of the timber frames and installation of almost like-for-like timber sashes with the only deviation being the use of heritage double glazing rather than single glazing. This would have no noticeable impact on the appearance of the property within the street scene in turn ensuring a neutral impact on the character and appearance of the area.

On the basis that the proposal would have a neutral impact on i.e. preserve, the character, appearance, setting and significance of the Conservation Area, there would be no identifiable harm caused to this designated heritage asset and so the proposal accords with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF in this respect.

Summary and Conclusions

The scheme presented in this application for listed building consent complies with legislative requirements to the extent that an entirely acceptable form of development would be achieved from a heritage impact perspective. The Council are therefore respectfully requested to approve the application without delay in line with the requirements of paragraph 11 of the NPPF.