



## An Enhanced Historic Buildings Appraisal

78 Low Petergate / 82-84 Goodramgate, York

Report: TJC 120508.1 (FINAL)

June 2012

# The JESSOP Consultancy

Heritage, Historic Buildings and their Settings



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## SUMMARY OF PROJECT DETAILS

<b>OASIS ID:</b>	Thejesso1-129388
<b>TJC Project Code:</b>	TJC120508
<b>Project Type(s):</b>	Enhanced Historic Buildings Appraisal
<b>National Grid Reference:</b>	SE 60413 51991 (centered)
<b>Site Area:</b>	85m <sup>2</sup> (approximate)
<b>Parish:</b>	St Michael le Belfrey, York
<b>Local Authority:</b>	City of York Council
<b>Client:</b>	York Hogroast
<b>Planning Reference:</b>	Not Applicable
<b>Designation Status:</b>	Grade II Listed Building; Conservation Area
<b>EH Listing No.:</b>	1257423
<b>Prepared by:</b>	Oliver Jessop MIfA; Karen Avery AiFA
<b>Reviewed by:</b>	Karen E Walker MIfA, FSA
<b>Date:</b>	June 2012

*Disclaimer* This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Institute for Archaeologists 2011.

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## 1 NON-TECHNICAL SUMMARY

The JESSOP Consultancy (TJC) has undertaken an enhanced historic buildings appraisal of a corner property at 78 Low Petergate / 82 Goodramgate, in York (the Site); NGR SE 60413 51991. The report has been prepared on behalf of the York Hogroast in support of a planning application for a change of use from A1 to A3 with internal refurbishment.

The property is Grade II listed and is a building of special architectural and historic interest, and falls within the Central Historic Core Conservation Area in York. The Site falls within a protected vista of the Minster.

No. 78 Low Petergate was constructed in the later seventeenth century, probably as the family home of a merchant or higher end tradesman, following an established tradition of domestic structures being built along Petergate and surrounding streets at least from the thirteenth century. What is now Nos. 82-84 Goodramgate was built c.1760. No. 78 Petergate was remodelled when Goodramgate was widened in 1771. Both properties were converted to shop use in the nineteenth century.

The proposed works to No.78 Low Petergate will only have a limited impact upon the physical structure forming the historic fabric of the building. The removal of modern surface finishes and the creation of a new kitchen and serving area will lead to **less than substantial harm** to the significance of the building, a designated heritage asset.

The proposals seek to enhance the historic integrity of the building, and improve its impact upon the streetscene, and protected vista No.25 from King's Square. The proposed alterations are such that modern alterations will be removed and a more appropriate shop frontage will be presented to the public, thus offering an improvement to the character of the Central Core Conservation Area.

Previous archaeological survey in 1973 and monitoring in 2001 have confirmed that elements of the historic fabric still exist hidden behind modern surfaces, and it is recommended that an intermittent structural watching brief should be maintained in accordance with an approved written scheme of investigation should the planning permission be conditionally approved.

## 2 INTRODUCTION

### BACKGROUND

The JESSOP Consultancy (TJC) has undertaken an enhanced historic buildings appraisal of a corner property at 78 Low Petergate / 82 Goodramgate, in York (**Figure 1**) on behalf of the York Hogroast.

The purpose of the report is to provide supporting evidence for a planning application to refurbish the building, and change its use from a shop (class A1) to a café (class A3). The proposals include the removal of late 20<sup>th</sup>-century surface finishes and inserted partitions, the creation of a new kitchen, and re-exposure of concealed architectural elements on the first floor to create new seating areas, with toilet provision.

### AIMS OF THE REPORT

The intention of this report is to provide a baseline understanding of the archaeological and historic significance of the building comprising 78 Low Petergate (hereafter the Site). This includes an assessment of the structural phasing of the building and nature of historic fixtures and fittings that survive. The impact of the proposed alterations will be considered in relation to aspects of the historic fabric as appropriate.

The report will also make reference to the setting of the Site, and any aspects of the surrounding historic environment that may be affected, in either a negative or positive aspect.

Its purpose is to aid the decision making process in regards to the future use, or development, of the property, ensuring that the historic environment is considered as a unified entity and not in isolation (Clark 2001, 9).

### ARCHIVE

There is no formal project archive associated with this desk-based assessment and building appraisal, however a site specific record has been registered with the OASIS (Online AccesS to the Index of archaeological investigations) database; project ID: **Thejesso1-129388**.

## DISSEMINATION

Printed and bound copies of this report will be distributed to the Client, and York HER, and uploaded to the OASIS online database in a digital format, subject to approval for wider dissemination being obtained.

## ACKNOWLEDGEMENTS

This report has been researched and prepared by Oliver Jessop MA MIfA and Karen Avery MA PGCert Arch Hist (Oxon) (background research, architectural history and development; and historic context). Editing was undertaken by Karen E Walker MIfA, FSA.

Sara Corsaro-Di Giacomo of Bootham Architects has provided details of the proposed development and survey drawings of the Site. Hannah Hemingway of WYG has aided with the preparation of the assessment of the planning context of the Site; Wayne Chadwick of York Hogroast has been instrumental in moving the proposals forward; and Graham Jones of Bright Green Creative aided with the Site survey. John Charters Reid is thanked for his information regarding the condition of the attic.

The staff at the National Monuments Record (NMR); York Archives; and City Planning Department are thanked for their help with locating appropriate historic material and archive records.

Site access was facilitated by the staff of the Yorkshire Book Clearance Outlet.

### 3 SITE LOCATION, FORM AND GEOLOGY

#### 78 LOW PETERGATE - THE SITE

No. 78 Low Petergate and the adjacent Nos. 82-84 Goodramgate are located in the center of the City of York, at the junction of Low Petergate and Goodramgate (**Figure 1**); NRG - SE 60413 51991 (centered). The buildings lie close to the major gate on the south-eastern side of the site of the former Roman fortress on the junction of the Via Principalis and the intramural road. They lie within the York Central Historic Core Conservation Area (**Appendix 4.1**).

#### FORM

No. 78 Low Petergate is a three-storeyed, two-bayed timber-framed building, occupying a rectangular plot. The upper floors are jettied to the Petergate frontage, and there is later brick work to the end gable.

No. 82 Goodramgate is a three storeyed, two-bay house in brick and is L-shaped in plan. Part of No.82 Goodramgate has been incorporated into No.78 Low Petergate, which includes a stairwell with a close string staircase leading from the ground to the second floor.

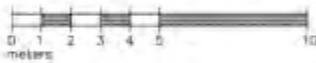
#### GEOLOGY

The underlying bedrock geology of the Site is formed from the Sherwood Sandstone Group, formed approximately 227 to 256 million years ago in the Triassic and Permian Periods (BGS map data 1:50 000 scale). Superficial deposits (drift) comprise Till, Devensian - Diamicton. They were formed up to 2 million years ago in the Quaternary Period (BGS map data 1:50 000 scale).

No geotechnical information was available, or directly relevant to the proposed alterations to the existing building.



BLOCK PLAN 1:200@A4



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**Figure 1**  
Project Name: 78 Low Petergate, York  
Site Location: 78 Low Petergate (82-84 Goodramgate)  
NGR: SE 60427 51982

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## 4 PLANNING LEGISLATION AND GUIDANCE

### PLANNING CONTEXT

The wider planning legislation that underpins planning decisions in regards to archaeological sites and designated heritage assets, is detailed within the Ancient Monuments and Archaeological Areas Act 1979. This legislation (relating to England) has been strengthened by the subsequent National Heritage Acts (1983; 2002).

Further legislation in the form of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines both a 'Listed Building' and a 'Conservation Area'. In considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (sect. 66.1).

### NATIONAL PLANNING GUIDANCE – NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012. It replaces previous planning guidance as detailed in Annex 3, including Planning Policy Statement 5 (PPS5), which formed the basis of planning matters relating to the Historic Environment.

NPPF sets out the Government's planning policies for England and how these are expected to be applied. The new emphasis states that planning requirements within the planning system must be **relevant**, **proportionate** and **necessary** to each individual application (Para. 1). This guidance includes 12 Core Planning Principles that include promoting the different roles and character of our main urban areas and protecting the Green Belts around them. The conservation of heritage assets in a manner appropriate to their significance, is also important, so that they can be enjoyed for their contribution to the quality of life of this and future generations (Para. 17).

NPPF encourages local planning authorities to identify and bring back into residential use empty housing and buildings (Para. 51), and make effective use of land that has previously been developed (brownfield land), provided that it is not of high environmental value (Para. 111).

Section 12 of the NPPF, 'Conserving and enhancing the historic environment', seeks to ensure that heritage assets at risk, through neglect or decay, should be conserved (Para. 126). The setting of any heritage asset needs to be described in a planning submission, with the level of detail proportionate to the asset's importance (Para. 128).

Where a proposed development will lead to **substantial harm** 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 133). 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 (Para. 134).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgement will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 135).

NPPF does, however, encourage planning authorities to 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 (Para. 137).

Clear guidance is also given in regards to the requirements of 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 to make this evidence publically accessible (Para. 141).

NPPF tasks local planning authorities to have up-to-date evidence about the historic environment in their area and to use it to assess the significance of heritage assets and the contribution they make to the environment (Para. 169). Where appropriate, landscape character assessments should also be prepared and integrated with an assessment of historic landscape character, especially where major expansion options are being considered in areas of landscape sensitivity (Para. 170).

## NATIONAL PLANNING GUIDANCE – PLANNING POLICY STATEMENT 5

Prior to the publication of the NPPF, Planning Policy Statement 5 (PPS5), provided guidance for those tasked with making planning decisions, including property owners,

developers and local authorities in regards to the preservation and investigation of archaeological remains.

Whilst PPS5 is still relevant to applications already within the planning system, all new applications are governed by NPPF. PPS5 may still be used as a point of reference, particularly in regards to its definitions of concepts such as:

- **Heritage Assets:** *A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions.*
- **Designated Heritage Asset:** *A World Heritage Site, Scheduled Monument, Listed Building, protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.*
- **Setting:** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounds evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate that significance as neutral.*
- **Significance:** *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic (assets can have aesthetic, evidential, historic and communal values).*

## LOCAL PLANNING POLICY

The York Local Development Framework (LDF) was adopted in January 2012, which sets out the broad principles for making development control decisions within the City. It supersedes previous planning guidance, although it should be read in consultation with the Central Core Conservation Area Appraisal (2012).

The LDF contains many applicable policies to the proposed development, but those most pertinent to this document and aspects of historic environment are:

- SP3:** Safeguarding the historic character and setting of York
- HE2:** Development in historic locations
- HE3:** Conservation Areas
- HE4:** Listed Buildings
- HE6:** Shopfronts in historic locations
- HE8:** Advertisements in historic locations
- HE10:** Archaeology
- GB3:** Reuse of buildings
- YC1:** York Central Action Area

The LDF states that a high priority will be given to the protection of the historic character and setting of York and when considering planning applications the Council will apply the following principles:

- a) The protection of key historic townscape features, particularly in the City Centre, that contribute to the unique historic character and setting of the City;
- b) The protection of the Minster's dominance, at a distance, on the York skyline and City Centre roofscape;
- c) The protection of the environmental assets and landscape features which enhance the historic character and setting of the City.

The LDF seeks to safeguard the City of York's archaeological heritage and to preserve and enhance the character and appearance of the Conservation Area, Listed Buildings and Historic Parks and Gardens whilst at the same time promoting sustainable development.

## 5 METHODOLOGY

### METHODOLOGY

This historic environment desk-based assessment and building appraisal has been prepared in accordance with standards and guidance issued by the Institute for Archaeologists (IfA 2011). It has been prepared following consultation with the records held by York City Council and the English Heritage National Heritage List for England.

This archaeological assessment and building appraisal has comprised:

- *Consultation with the Client and their Architect in regards to the details of the proposed development;*
- *A review of relevant archive and documentary material;*
- *A visitation to the York Archives and Local Studies;*
- *A Site visit comprising both an external and internal inspection of the building;*
- *A consideration of the setting of the Site and identification of heritage assets;*
- *The preparation of this report.*

### REVIEW OF DOCUMENTARY AND ARCHIVE MATERIAL

The following archaeological databases and archive repositories were consulted:

- *Archaeological Data Service (ADS) - York*
- *British Library - London*
- *English Heritage National Heritage List for England*
- *Heritage Gateway*
- *National Monuments Record (NMR) – Swindon*
- *York City Archives*
- *York Planning Department*

The following sources were consulted:

- *Census returns*
- *Historic Building Planning Files, York Archives*
- *Historic mapping*
- *Historic Photographs*
- *Historic planning files*
- *Newspaper Collections*
- *RCHME Investigator's notes and black and white photography*
- *Trade directories*
- *York Rate Books*

## SITE INSPECTION

A site inspection was undertaken on the 21<sup>st</sup> June 2012 to assess the current condition of the Site (see **Appendices 5 to 7**) and consider any extant visible remains of the heritage asset that might materially affect the proposed planning application. The visit also examined the immediate setting of the Site, particularly in regards to the surrounding streetscape.

The site visit was undertaken in accordance with current Health and Safety Legislation (HSE 1992). The JESSOP Consultancy holds appropriate professional and public liability cover for undertaking archaeological fieldwork (IfA 2011, sections 3.3.9-3.3.11).

## MEASURE OF SIGNIFICANCE

Significance within this report is measured as follows:

- *Sites of Very High Value – usually World Heritage Sites, or sites of acknowledged International Importance*
- *Sites of High Value or National Importance – usually Scheduled Ancient Monuments*
- *Sites of Medium Value – regarded as Regional or County Importance*
- *Sites of Low Value, regarded as district, or Local Importance*
- *Sites of Negligible Value – little or no surviving archaeological interest*
- *Sites of Unknown Value*

## ARCHAEOLOGICAL TIME PERIODS

Within this report the following archaeological time periods will be used to describe sometimes broad, and unequal phases of past human activity, as necessary.

- *Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)*
- *Prehistoric – Bronze Age and Iron Age (2000BC – AD43)*
- *Roman (AD43 – AD450)*
- *Saxon/Medieval (AD450 – AD1540)*
- *Post-Medieval and Modern (AD1540 to present)*

## 6 ARCHITECTURAL HISTORY AND DEVELOPMENT

### INTRODUCTION

This section of the report examines various aspects of the standing building comprising 78 Petergate / 82-84 Goodramgate, including its historic context, architectural development and former use. Reference will be made to additional supporting material in **Appendices 1 to 7**. The archaeological and historical background incorporates evidence gathered from primary and secondary sources, including an analysis of available historic mapping.

### PREVIOUS ARCHAEOLOGICAL WORK

The building was first recognized as having historic significance in 1954, when it was designated as a Grade II Listed Building on the 14<sup>th</sup> June (**Appendix 1.1**); a subsequent revision to the Listing was published on 14<sup>th</sup> March 1997.

During an extensive survey of historic buildings in York in the early 1970s, the former Royal Commission for Historic Monuments of England (RCHME) surveyed the building in 1973. Their work included written notes, part measured floor plans and photography (**Appendices 2.7, 3.3-3.5**)

During a refurbishment of the ground floor of the building in 2001, an archaeological watching brief monitored the works (McCormish 2001), however it should be noted that this was not an initial requirement of the development, only commencing after a significant amount of alterations and removal of historic fabric had occurred and the City Archaeologist was made aware of the extent of alterations being undertaken.

### DESIGNATED STATUS

The research undertaken in respect of the proposed development can confirm that the building is a **Designated Heritage Asset**, with the following status:

- *The Site **is not** a Scheduled Ancient Monument;*
- *The Site **is** a Grade II Listed Building;*
- *The Site **does not** fall within a Registered Park and Garden;*
- *The Site **does not** fall within a Registered Battlefield;*
- *The Site **is** within the Central Core Conservation Area of the City of York.*

## HISTORIC BACKGROUND

Petergate runs from Bootham Bar to King's Square, delineating the line of the *Via Principalis* of the Roman fortress. Its name, from St Peter's Minster, is first recorded in 1203, although the area's street pattern was well established before the Norman Conquest in 1066, indicated by street names comprising Scandinavian naming elements.

The area in which Petergate and Goodramgate lie has been the commercial heart of the city for over a millennium. Although most buildings in the area are post-medieval, there are many medieval timber-framed buildings in the vicinity, and an unusually large number of 14<sup>th</sup>-and 15<sup>th</sup>-century houses are found in Stonegate, The Shambles, Petergate and Goodramgate; the earliest known is Our Lady's Row, a range of one-bay tenements in Goodramgate dating from 1316. Such buildings were usually two-storeyed and jettied, although a three-storeyed 14<sup>th</sup>-century timber building survives at Nos. 54-60 Stonegate. Three-storeyed buildings were more common in the 15<sup>th</sup>-century, as at Nos. 41-45, 47 and 49 Goodramgate and the later No. 76 Low Petergate. These three-storey buildings set along a common line provide a strong sense of enclosure. Most structures are at right angles to the street with a narrow front and several rooms behind, and there are characteristic long passageways alongside, providing access to rear yards and upper floors. By contrast, Goodramgate is fairly wide, with a more fragmented sense of enclosure.

Together with Stonegate, Low Petergate has been a significant street since the Roman period. Prosperity during the medieval period is reflected in the width and building types. Shops on these streets sold luxury goods and there were many book shops and coffee houses.

No. 78 Low Petergate is a post-medieval building, constructed in the early 17<sup>th</sup> century (**Appendix 2.1**), and although no earlier medieval fabric has been identified within the building, three lengths of limestone walling were identified in 2001 (McComish, 2001, 8) as probably forming part of the foundation of an earlier building on the site. Further stretches of post-medieval brick and limestone block walling were also identified during the ground works which involved the removal of the lower sections of all the shop fronts and the excavation of a new foundation trench.

From the 18th century there was a move towards a civic improvement of the centre of the city, which had become very densely built up. Many streets were widened, often through building demolition, as was the case at Goodramgate in 1771 (**Appendix 2.2**).

The distinction between High Petergate, west of the junction with Stonegate and Low Petergate to the east was made as early as 1736, but did not become usual until about 1800. By the mid-19<sup>th</sup> century the street was still characteristically residential, but with many buildings having become smallholdings, with resident shopkeepers and their families (**Appendix 2.3**). By 1895, parts of Petergate had become very run down and neglected, but individual buildings were restored during the course of the earlier 20<sup>th</sup> century (**Appendix 2.4**).

#### SEVENTEENTH CENTURY

The building was constructed in the early 17<sup>th</sup> century, as a three-storeyed building, originally with three bays. The timber-framing now visible on the Goodramgate frontage (**Appendix 7.2**) was originally an internal cross-frame separating the second and third bays within the building. The building's timber framing was set upon padstones formed of limestone blocks. The timber frame on the Low Petergate frontage (**Appendix 7.1**) consisted of upright wall posts with an interrupted sill beam tenoned into the wall posts. The upper surface of the sill beam was timber studded. It is assumed that the Goodramgate cross-frame was similarly arranged, although later rebuilding and removal of materials has made this difficult to ascertain.

The cross frame tie-beam between the second and third storeys spanned the full width of the building, but the bressumer, jetty wall post and tie beam arrangement is unusual; the wall post is fixed into the upper surface of the bressumer, whereas it is more usual for the bressumer and wall-post to be lodged above the tie-beam, or for the wall post and tie-beam to be tenoned into the back of a moulded bressumer (RCHME, 1981, Figures 4a-c).

#### EIGHTEENTH CENTURY

No.78 Low Petergate underwent major alterations in 1771 when Goodramgate was widened, with the demolition of the third bay, to the south east. This exposed the internal-cross-frame which had divided the second from the third bay, thus becoming the new frontage to Goodramgate (**Appendix 7.2**); this side of the building was rebuilt and was probably refaced in brick at this time; the brickwork used is typical of this period (**Appendix**

7.4). Coinciding with the alterations to the street layout, No.84-82 Goodramgate was constructed c.1760. It was bought for the use of the City in 1770 and subsequently sold to Robert Lonsdale, a carpenter, who rebuilt it as part of the 1771 road widening scheme (**Appendix 7.3**); to the rear, it incorporated part of the two-storeyed rear wing of No. 76 Low Petergate, of which some framing remains on the first floor.

#### NINETEENTH CENTURY

Although the precise date is unknown, the remodelling of the two bay frontage on Low Petergate (**Appendix 7.1**) had been converted to a shop premises by the mid-19<sup>th</sup> century, and had been numbered as No. 57 Low Petergate. The RCHME survey in 1973 suggests that this conversion to a double fronted shop occurred in the second half of the 19<sup>th</sup> century; it is possible, however, that use as a shop could predate this.

The shop frontage consisted of four wall-posts on the Low Petergate frontage, a free-standing post at the junction of Low Petergate and Goodramgate and three wall posts on the Goodramgate street frontage. Four of these posts were part of the original timber framing of the building, and four were later insertions. The new wall-posts were clearly designed to support window sills for a shop frontage on both frontages, with mortices being observed in the 2001 archaeological watching brief on the end posts of each façade (McCormish 2001, 12-14). The south-east end gable was rebuilt around this time (**Appendix 7.4**), and later in the century, flush-framed sash windows were centrally placed at the 1<sup>st</sup> and 2<sup>nd</sup> floors and the segmented arched window to the attic was blocked.

Details of the building's occupancy of No.78 Low Petergate and use could not be ascertained prior to 1847, however the earliest confirmable occupant, is James Scawin Tonge, a chemist and pharmaceutical druggist who occupied the premises between 1847 and his death in 1871. The ground floor formed the chemist shop, while the upper floors presumably provided accommodation for his family, assistant, apprentice and a servant. 1851 census records show that he was unmarried at this time, and lived here with his sister and the staff, but by the time of the next census, in 1861, he also had a wife and two children. When he died in 1871, James Sowray, aged 34, a chemist and druggist, took over the business, who was also living at the premises with his wife and family; in the 1881 census the household consisted of Sowray, his wife, three children, sister, apprentice and servant.

## TWENTIETH CENTURY

The first reference to the building's interior contained within documentary evidence is the 1911 census, which records the property as having eight rooms. Other than this, there are no further records dating to the first half of the 20<sup>th</sup> century which relate to the property's development.

By the time of the 1901 and 1911 censuses, his son Walter, was also working at the premises as a chemist and druggist, alongside an apprentice. James Sowray remained a chemist at the property until at least 1917, but by 1920 the business had been taken over by Cecil Gladstone Muston, and the business appears in street directories as C. G. Muston, drugstores. By 1925, the long tenure as a chemist shop ended and the premises were occupied by Lawrence Wood, and his butchers business, Wood Bros. From the later 1930s until the early 1950s (**Appendix 2.5**), a No. 57A appears in street directories; in 1939 this was occupied by L. Woodcock, a pastry chef, and in 1951 by J. W. Kelly, a jeweller.

Two phases of works are recorded as being undertaken in the latter half of the century. The first was in 1953, when a planning application (TP2397, York City Council) was made in September of that year by the then owner, the Benson Shoe Company, for the installation of a new shop front at 78 Low Petergate; the work also included the frontage to Goodramgate. The application was approved in November 1953 with a condition requiring that 'no signs or advertisements shall be displayed on the premises without the prior consent of the Local Planning Authority'.

Between 1973 and 1977 the Benson Shoe Company undertook extensive renovations (**Appendix 3.2**), with most of the work concentrating on the roof and upper storeys (78 Low Petergate Historic Building Planning Files, York Archives). Works were to include the reslating of the roof with existing and new slates, the rebuilding of the chimneystack to the Low Petergate front and the centre stack and the rebuilding of north-east and south-east gables. A skylight was to be inserted, lead-lined timber guttering to replace rotted guttering, and lead flashing was to be added to the gable on the north-east elevation, around the chimney stack and along the right hand gable. The timber tie to the north east gable was to be replaced by a reinforced concrete beam, and the coping stones to the north east gable were to be replaced by natural stone copings. Repairs were made to the woodwork of the front elevation and it was redecorated.

In June 1960 the then owners, Whittakers & Sons (York) Ltd, made an application to alter the shop front of No. 84 Goodramgate (Planning File TP2397A, York City Council [fiche]), including an illuminated box sign, approved as part of the application with No. 78 Low Petergate in November 1953; this was not approved by the City Council, but was allowed on appeal on 28<sup>th</sup> April 1961. This involved the removal of glazing bars from the window and replacement by one large window.

At No.82-84 Goodramgate, a Thomas William Brown is listed as the occupant of Nos. 82 and 83 in 1938-39; in 1937 No. 83 is listed as being the Cross Keys Hotel, which was located to the rear of No. 82. Two further applications relating to the shop front were made for No. 82 Goodramgate (Planning file TP 4265 A and B, York City Council) in 1971, when the Architects' Advisory Panel in York recommended that the existing framework of the shopfront be retained and a new one fitted within it. Following this in the mid 1970s the roof was to be renewed, in conjunction with the renovations being carried out at 78 Low Petergate (Historic Building Planning Files, York Archives). Between c. 1960 and 1984 the premises were occupied by Whittaker & Sons (York) Ltd Bakers and by 1995 the premises was being used as a butchers shop, La Boucherie. In this year it changed use to a meat-filling sandwich shop (Planning file TP2397A, York City Council).

## TWENTY FIRST CENTURY

Modern alterations to the building were noted in the watching brief of 2001 (McCormish 2001), being mainly associated with the ground floor and shop fronts. The interior walls of the building had been covered with modern cladding of vertical timber planks attached to horizontal slats, screwed over the original wall, while at the second storey level, modern render and injected foam infill at the junction of timbers created a curved surface beneath the jetty. In 2001 most of the external walling of the ground storey was removed and replaced, including the lower portions of most of the external upright timbers, and repairs were made to some of the ground and second floor wall-posts. Much of the sill beam between the wall posts on the Low Petergate frontage had rotted, and was removed and replaced by mortar.

The wooden flooring in parts of the second storey was lifted, insulated with fireproof lining and rock wool and replaced with the insertion of new planks where the originals had rotted.

## INTERNAL LAYOUT AND ARCHITECTURAL FEATURES

The ground floor of the building can be subdivided into seven areas, or rooms **G1** to **G7** (**Appendix 5.1**). The largest rooms **G1** and **G2** front onto Low Petergate and have been partially opened out into a single open space (**Appendices 7.5-7.8**). They measure 5.12m x 4.92m and 5.1m x 2.39 respectively. Together, they represent the surviving two structural bays of the 17<sup>th</sup> century property on the Site, the former room divisions being demarked by sawn off tenons from vertical studs and angled braces remaining within the exposed overhead ceiling beams (**Appendix 7.10**). These stud walls formed cross-frames that continued on the upper floors, with each of these former ground floor rooms measuring approximately 3.6m x 5.1m.

The two ground floor walls that front Low Petergate and Goodramgate comprise glazed shop frontages (see description below), although at the time of survey are largely obscured by vertical tongue and groove boarding, and modern floor to ceiling bookcases (**Appendix 7.8**). The ceilings comprise of exposed timber joists, however plaster scarring indicates that they were once covered with lath and plaster (**Appendix 7.10**). The division between **G1** and **G2** is marked by a partial spine wall that projects from the Low Petergate elevation into the centre of the room. This feature represents a partial stubb of an inserted fireplace that survives on the upper floors. This appears to have been a free standing structure and a trimmer beam has been added into the exposed ceiling joists to support the stack above (**Appendix 7.9**).

The rear section of the existing shop **G4**, actually represents a former corridor (**Appendix 7.8**) which provided direct access from Goodramgate via a panelled door with a glazed overlight **G3** (**Appendix 7.11**). The corridor would have measured 1.91m wide and 5.53 m in length, with a small lobby **G3** only 0.93m deep fronting the street. This corridor was built against the rear wall of the former 17<sup>th</sup>-century building in the 1770s, although this wall has been removed most likely, during the mid the 19<sup>th</sup>-century period of internal alterations to create an open ground level shop floor. The wall was of a similar construction to the cross-frame between **G1** and **G2** comprising of vertical wooden studs, of which only the sawn off tenons survive pegged into the underside of the transverse ceiling beam supported on a vertical post that has been reduced in width and strengthened with steel brackets (**Appendix 7.8**).

The former corridor **G4** contains a closed string staircase that leads to the first floor (**Appendix 7.8**). It is characterised by an original balustrade comprising of interconnected struts in a chinoiserie style and ramped-up moulded handrail, although is concealed by modern bookcases.

In the north corner of the shop floor is a modern serving counter and boxed-in section of walling covered with vertical tongue and groove planks (**Appendix 7.7**). Beyond this is a low step leading to room **G5**, and an inserted doorway into what once formerly part of 82-84 Goodramgate. Room **G4** only measures 1.36m x 1.75, although it contains a blocked in doorway in the southeast wall that would have once been linked to the adjacent property prior to the door being created into **G4**. This former doorway has a thick wooden lintel with a remnant of a simple moulded beaded decoration (**Appendix 7.12**).

The north wall of **G5** is an inserted partition that has a doorway into a narrow room, **G6**, that terminates at an enclosed courtyard to the northwest of the Site (**Appendix 7.14**). **G6** originally measured 5.5m by 1.81, although the courtyard end has been subdivided into a toilet area **G7**, measuring 1.57m x 1.8m. The southeast end may have once contained a range, or hearth (**Appendix 7.13**).

The first floor comprises of four rooms, two of which **F3** and **F4** (**Appendices 7.17-7.21**), represent part of the earliest phase of the building and oversail Low Petergate as a jetty construction. The landing has a hung sash window at its southeast end overlooking Goodramgate (**Appendix 7.15**), measuring 5.27m x 1.92m. The stair balustrade with its chinoiserie design continues along the stairwell and up to the second floor (**Appendix 7.15**). At the base of the stairs to the second floor, is a modern fire door, within an earlier architrave, leading to the adjacent property 82-84 Goodramgate. Opposite this door, is a panelled door leading into **F4** (**Appendix 7.16**), and a door to the northwest leading on to a small box-room **F2** that only measures 1.88m x 1.94m.

Room **F3**, is the largest and grandest room of the floor measuring 5.74m x 4.3m (**Appendix 7.17**). It makes maximum use of the corner location of the building with windows in both the southwest and southeast walls. Beneath the windows a dado panel comprising of moulded rectangular panels (**Appendix 7.19**), above a deep skirting, circumnavigates the room; although largely concealed by modern bookcases. The window frames, door architrave and exposed ceiling beams all have deep mouldings (**Appendices 7.17, 7.18**), which indicate that the room was decorated to portray a certain status of the owner. In addition, a metal

fireplace is still in-situ in the northwest wall, with an adjacent built-in display cupboard, which until relatively recently had shutters and curved shelves (**Appendix 7.20**).

In contrast, **F4**, is notably smaller only 2.87m x 5.62m in size and with a single window in its southwest wall (**Appendix 7.21**). There is an inserted opening providing access to **F4**, although an earlier doorway originally provided access to the landing **F2**. The main feature is a large chimney stack against the southeast wall. The exposed ceiling beam is plain with no moulding details, and traces of pegs for the ceiling joist above the ceiling. The room is fitted out with modern bookcases that obscure the walls.

The second floor is larger than the first, as it is both jettied over Low Petergate, and extends the full width over 82-84 Goodramgate to the northeast. The landing **S1** (**Appendix 7.22**), originally measured 5m x 2.02m, although has been divided by a modern partition at its northwest end to form a small enclosed landing **S3**, only 2.5m x 2.02m. **S1** was lit by a hung-sash window in the southeast wall overlooking Goodramgate.

Rooms **S2** and **S4** represent elements of the earliest building on the site, although they were extensively modified following the removal of the end bay when Goodramgate was widened in the 1760s. The largest room, **S2**, measures 6.25m x 4.45, with a large recessed fireplace bay in the northwest wall (**Appendix 7.25**), supported by a moulded ceiling beam. There is a built in cupboard to the southwest of the fireplace with hand carved coat hooks. The floor retains wide softwood boards. Similar to **F3** below, this corner room has two windows, one a hung sash, whilst the one overlooking Low Petergate is a Yorkshire sliding sash (**Appendix 7.26**).

Room **S4** is accessed from the landing **S3** and measures 6.23m x 3.06. The shared chimney stack with **S2** projects into the room, and whilst the grate and fireplace have been removed, a stone hearthstone remains set within the wooden floor (**Appendix 7.23**). There is a built-in cupboard with a vertical baton door adjacent to the chimney stack; it retains the original 18<sup>th</sup>-century hand carved coat hooks. The southwest window is a Yorkshire sash. The northwest wall is formed from the former end crossframe of the 17<sup>th</sup>-century building which is partially visible (**Appendix 7.24**). Interestingly, it has been removed in the centre of the wall, which has exposed the rear frame of the adjacent building, No.76 Low Petergate.

To the northeast of **S3**, is room **S5** that forms part of 82-84 Goodramgate. This room has a hung-sash window in the southeast wall, opposite a metal fire surround to the northwest

(**Appendix 7.27**). On either side of the chimney stack are built-in cupboards still retaining their 18<sup>th</sup>-century hand carved coat hooks (**Appendix 7.28**).

Also on the landing **S3** was a boxed in winder stair leading to the roof space, although there was no access to this level at the time of survey.

## STRUCTURAL PHASING

The building has been broadly subdivided into five principal structural phases of development (**Appendix 5.1**); however, following the removal of the existing surface finishes this sequence is likely to be refined.

The earliest fabric, **phase 1**, comprises the rooms fronting Low Petergate. Here they represent a former three bay structure from the 17<sup>th</sup> century.

Following the widening of Goodramgate in the 1760s, the end bay of the building was total removed and the exposed cross frame walled up in brick, **phase 2**. A narrow extension was built against the northwest wall that provided a new stairwell providing direct access to the upper floors. Prior to this, access between the upper and lower floors is unclear. The first floor was remodelled at this date, which involved inserted a new dividing wall between the two principal rooms, that no longer respected the earlier bay divisions, and redecoration. A chimney stack was also inserted at the new cross wall between each floor. Although connected at the upper floors, the adjacent property 82-84 Goodramgate appear to have been a separate entity at ground level, originally extending as far as an enclosed courtyard to the northwest of the Site.

In the mid-19<sup>th</sup> century, **phase 3**, the building was remodelled at street level. A new shop front was added, however whether the ground floor was used as a shop prior to this, is still unclear. It may have been at this time that a partition was added at the northwest end of **F1**, to create a small box-room, **F2**.

Further changes to the shop front occurred in the 1950s, **phase 4**, along with minor interior alterations. These included a connecting door into the rear of the narrow extension to 82-84 Goodramgate and the addition of a toilet, forming **G7**.

The most recent alterations occurred during a shop re-fit in 2001 **phase 5**, when the lower section of both shop fronts was removed and a new concrete foundation inserted.

## THE SHOPFRONTS

The corner position of the Site has created the opportunity for two shopfrontages (**Appendices 7.1** and **7.2**). They comprise of wooden posts, stall risers and fascia boards, with sections of plate glass windows. Their form stylistically fits with the second half of the 19<sup>th</sup> century (Morrison 2003, 71).

The earliest depiction of the frontages is a photograph from the start of the 20<sup>th</sup> century (**Appendix 3.1**). This images clearly shows the Goodramgate elevation, with moulded stall risers, separated by a central post with a moulded head forming two bay divisions. Within these bays are four vertical removable shutters with a narrow opening in the upper section. There is also a continuous name board running along above the fascia, that returns along half of the Low Petergate elevation. The shutter boards continue up to the corner post where the jetty commences along Low Petergate; there is no angled doorway as exists today. Instead there is a door positioned against the corner post, being flush with the Low Petergate building line.

The Low Petergate frontage has a similar fascia to Goodramgate, although it comprises of only two planks, not three. The name board above, also terminates mid-way along the elevation, which may reflect part of the internal layout. It can perhaps be inferred, that the shop area of the ground floor was formed by room **G1** (**Appendix 5.1**). In addition to the corner post, the shop frontage is articulated by the unequal spacing of four posts with moulded heads that still survive today. Between the posts are three sections, the two outer comprising moulded stall risers identical to those along Goodramgate, above which are glazed shop windows. Although this area of the photograph is very dark, it appears that there are vertical and horizontal glazing bars. The central section is however totally different to the glazed windows, in that it is comprised from a light painted flat panel.

This panel is at odds with the rhythm of the façade and other properties of this date that survive elsewhere along Low Petergate today. One explanation for this panel in the middle of the shop front is that it may represent the site of a former doorway, which would maintain the rhythm of the façade, with double moulded stall riser with a window above flanked by a doorway to the northeast. Thus, when the shop frontage was built, two separate shop units were envisaged at ground level and may explain why the name board along Low Petergate terminates at the location of the internal cross-wall. Both shops would have direct access to Low Petergate and no link access to the upper floors. By the time of the photograph

(**Appendix 3.1**) the doorway had been blocked and an internal connecting door must have been created between G1 and G2, thus forming a larger shop unit, similar to the space that exists today.

Further comparison with the photograph from the start of the 20<sup>th</sup> century (**Appendix 3.1**) and records within the York planning files, indicates that the existing frontages have been extensively altered (**Appendix 5.2**). In 1953 a planning application (TP2397, York City Council) was made in September of that year for the installation of a new shop front at 78 Low Petergate, which included the frontage to Goodramgate, which was approved in November 1953. This alteration appears to have involved the replacement of the signage board, along the full lengths of both facades (see photo **Appendix 3.2a**). In addition, this may have been when the glazing bars were removed and plate windows installed along Low Petergate.

The most dramatic alterations occurred on the Goodramgate frontage, which appears to have been almost totally replaced below the fascia board. The resultant design retained the central post, however the arrangement of the frontage on either side was redesigned. Towards 82-84 Goodramgate a wider plate glass window was inserted, with a new stall riser below, with a short blank panel at the northeast end. On the adjacent side of the central post, a similar new plate glass window was installed, but the entrance of the building became angled, creating a free-standing corner post (compare **Appendix 3.1** with **Appendix 3.2**). Additional evidence for the change in stall risers is that those along Low Petergate (**Appendix 7.1**) have chamfered corners and deep mouldings, whilst those along Goodramgate (**Appendix 7.3**) are longer in length and do not have the same degree of moulded detailing, most notably the lack of chamfers.

Additional refurbishment work in the 1970s (see **Appendix 3.1**) confirms that a canopy box along the fascia of Goodramgate, presumably dating to the 1950s, was removed.

The final period of alteration to the shop frontage occurred in 2001. Here the lower section of both frontages was totally removed, including the lower part of many of the vertical posts (McCormish 2001). This work facilitated access to excavated a shallow footing c.0.2-3m in depth for a new concrete foundation and timber sole-plate to support the joinery comprising the frontage above.

## 7 EXISTING CONDITIONS AND IMPACTS

### THE SETTING

The setting of the Site is represented by the Central Core Conservation Area (York CAA 2012), being part of character Area Ten - The Medieval Streets (**Appendix 4.1**). This central area, contains the largest number of surviving timber-framed houses, a key factor in its destination for tourists visiting the City. The principal streets are Stonegate and the Shambles, formerly slums areas, with neglected buildings, that were integrated with industrial and warehouse use (York CAA, 234). Diverse mixture of timber-framed houses of differing dates contribute to a rich townscape (York CAA, 242), of which the shopfronts are an important element.

Low Petergate is recognized as one of the principal streets (York CAA, 238), with a strong sense of enclosure of three-storey buildings set on a common line (**Appendix 6.1**) and secondary back streets and narrow alleyways forming a hierarchy of street layout.

### PROTECTED VISTAS AND OPEN SPACES

Despite demolition to open up the western façade of the Minster and various rebuilding during the 18<sup>th</sup> and 19<sup>th</sup> centuries, Petergate retains several buildings which relay its original medieval character. In 1987 a major change to the character of the central retail area of the city occurred with the designation of pedestrianised 'foot streets', restricting vehicles throughout the majority of the day (**Appendices 6.1-6.4**).

Open spaces are also deemed to be important in York, although within the Character Area, there are only two - Holy Trinity Churchyard and King's Square. King's Square was created following the demolition of a church and churchyard in 1937, thus opening a wider view of the Minster, within which the Site features today (**Appendix 6.1**).

The current guidance for York (York CAA, 65) states that there are few immediate threats to the most important views of York, but that without adequate measures to safeguard them their quality could be eroded by inappropriate development. It also states that planning policy should be seeking to enhance these views and that future opportunities to enhance and improve the streetscape should be seen as positive aspects of development proposals.

The Minster is the focus of many of the key views, of which 26 have been identified as most significant. View No.25: Petergate, is one of these protected vistas which looks from King's

Square to the Minster. It is categorised as a strategic dynamic with focal point (York CAA, 247), which is one that is only fully experienced as the route is traversed towards the Minster. Key characteristics and significance are that it is aligned with the second major street of Roman York, which has defined the subsequent settlement pattern, whilst its architectural and aesthetic interests rest primarily in its highly picturesque combination of jettied medieval buildings and good Georgian houses; unlike streets such as Goodramgate (**Appendices 6.3, 6.4**) it has not be improved by widening schemes in the 18<sup>th</sup>-19<sup>th</sup> century.

#### SUMMARY OF EXISTING IMPACTS AFFECTING SURVIVAL

Existing impacts identified during this study comprise the following:

- The former end bay of the 17<sup>th</sup>-century property was demolished when Goodramgate was widened;
- The reordering of the interior on numerous occasions has created a series of floors, with differing levels of preservation and exposure of historic fabric;
- The refitting of the building with various shop layouts during the mid-to-late 20<sup>th</sup> century has impacted upon the exposure of the historic fabric (such as surface cladding and extensive bookcases);
- The relationship between No.78 Low Petergate and No.82-84 Goodramgate is complex and whilst the upper floors were linked and apparently used for domestic purposes, the alterations on the ground floor have removed timber studwork partitions and the chimney stack, thus creating an open-plan layout that has no historic precedent;
- The repairs to the shop frontages and alteration to the former doorway openings, have re-orientated the shopping experience away from Low Petergate, to the corner and making use of both facades.

## 8 IMPACT OF PROPOSED DEVELOPMENT

This section of the report considers each of the planned alterations to the building and assesses the potential impact upon the historic fabric that has been identified. The locations of specific alterations are marked on a set of accompanying floor plans (**Figure 2**).

Negligible	Low	Medium	High
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### PROPOSED ALTERATIONS

#### Low Petergate Elevation

1. Decoration	New paint scheme on shopfront in Hogroast Livery		L		
2. Fenestration	Removal of internal bookcases to reinstate external views into the interior	N			
3. Panel	Removal of blind panel and conversion to glazing with new stall riser			M	

#### Goodgramgate Elevation

4. Decoration	New paint scheme on shopfront in Hogroast Livery		L		
5. Fenestration	Removal of internal bookcases to reinstate external views into the interior	N			

#### Ground Floor

6. Shop fittings	Removal of bookcases and service counter with till	N			
7. Kitchen	Creation of new kitchen in Room G2		L		
8. Extractor Unit	New extractor unit with liner fed into existing chimney stack on upper floors		L		
9. Serving Counter	New serving counter in Room G1, will not affect overhead beams	N			
10. Services	New water supply, drainage for sinks and wiring		L		
11. Doorway	Insertion of new door opening in short section of inserted (Late 20 <sup>th</sup> century) studwork against panel on Low Petergate elevation		L		
12. Worktops	New worktops along Low Petergate elevation for food preparation	N			
13. Partition	Insertion of new studwork partition to create storage area in Room G2	N			
14. Partition	Insertion of new studwork partition in Room G6	N			
15. Toilet	Replace existing toilet with new wheelchair accessible WC in Room G7		L		

#### Rear Courtyard

16. Drainage	Connection of new waste pipes with existing manhole		L		
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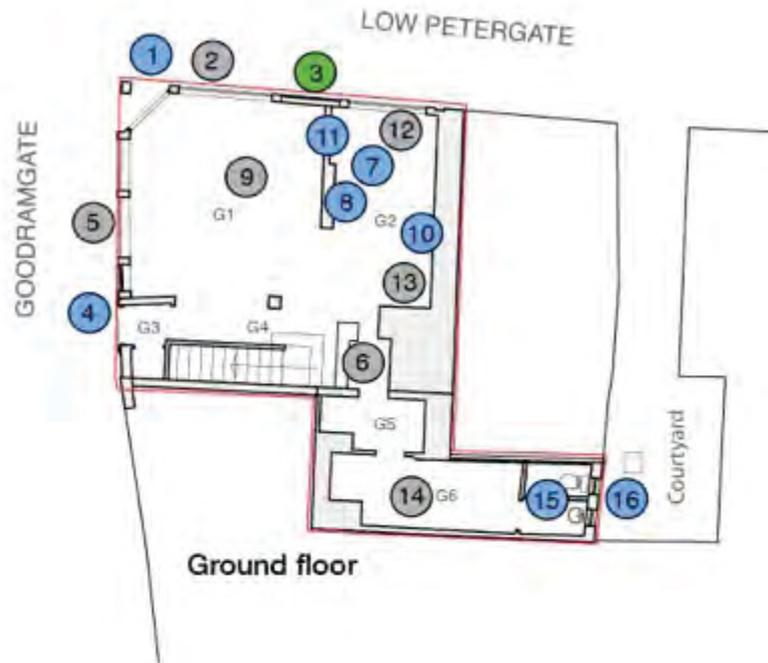
#### First Floor

17. Shop fittings	Removal of bookcases and service counter	N			
18. Decoration	Repaint woodwork panelling and walls	N			
19. Fire door	New fire door with appropriate detailing in existing opening into Room F1	N			
20. Toilets	New partition and toilet provision in existing room F2		L		

#### Second Floor

Second Floor	No proposed alterations				
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Figure 2



This drawing is derived from a survey prepared by Bootham Architects. Do not use scaled dimensions without checking measurements on site.



Development Impact	
	Negligible
	Low
	Medium
	High

## POTENTIAL IMPACTS

The proposed change of use of the Site is principally related to re-ordering of the ground floor, opening up of the blank panel on Low Petergate and introduction of toilets on the first floor. The removal of unsympathetic surface finishes will be undertaken, including removal of bookcases, modern tongue and groove surface cladding.

These activities can be summarised as follows:

- Soft-strip of existing internal surface finishes;
- Removal of blank panel on Low Petergate and replacement with new glazing and stall riser;
- Redecoration of external shop frontage and internal rooms;
- Improved service provision, incorporating new pipework and boxed-in ducting;
- Reused of existing chimney flue on upper floors for air extraction.

These activities could result in:

- Permanent complete or partial loss of historic fabric;
- Permanent or temporary loss of the physical, and or/visual integrity of a feature;
- Impact upon setting of Site and vista along Low Petergate.

The proposed scheme will however, not result in the any of these detrimental impacts listed above.

## BUILT HERITAGE – PHYSICAL IMPACTS

The impact of the proposed development upon the built heritage comprising the Site and its external appearance is largely in the category of negligible to Low. This is principally because the removal of modern alterations to the fabric will enhance the character of the internal space, and provide new opportunities to appreciate and understand the building by the public, both externally and internally.

The reconfiguration of the ground floor layout to form a new kitchen and serving area will be undertaken in an appropriate manner that will strive to be reversible, thus ensuring that alterations can be removed at a future date if deemed necessary. Impact upon the fabric will be localised such as the careful reuse of the first and second floor chimney stack, which

will have a negligible affect on the stack which has previously been removed at this level and extensively re-configured.

The removal of the central blind panel on the Low Petergate shop frontage will physically alter an aspect of the 19<sup>th</sup>-century shop frontage, however it is suggested that this is not an original feature of the frontage and detracts from the character of the interior.

The insertion of toilets on the first floor will involve the creation of a new doorway in the wall of the box-room at the end of the landing, however this wall is not an original aspect of the first floor, representing a space with limited use at present and interpreted as a secondary insertion from the 19<sup>th</sup> century.

#### BUILT HERITAGE – VISUAL IMPACTS

The protected vista, No.25, provides an excellent view of the Minster. The location of the Site at the start of this viewpoint (**Appendix 6.1**) is significant, in that it forms a landmark building which helps lead the eye further along the street. The existing dark green glossy painted timberwork and bold white lettering negatively impacts upon the vista and the proposals aim to rectify this. The use of a new pallet of colours that reflect those already in use along the street, will enhance the view from King's Square and add a greater level of historic integrity to the vista as a whole.

The replacement of the existing blind panel with a new stall riser and glazed window will have a minimal negative impact upon the vista. The introduction of these details will help unify the shopfront and enhance the whole façade, thus improving the aesthetic character of this corner with Goodramgate.

New signage will make use of the existing name board and make reference to current National Guidance (English Heritage 2005b, 20).

## 9 CONCLUSIONS AND RECOMMENDATIONS

### CONCLUSION

The proposed works to No.78 Low Petergate are interpreted as having limited impact upon the physical structure forming the historic fabric of the building. Whilst the removal of modern surface finishes, and the creation of a new kitchen and serving area, can be considered significant alterations to the layout of the ground floor, they will lead to **less than substantial harm** to the significance of a designated heritage asset.

The proposals seek to enhance the historic integrity of the building, by improving the exposure of the historic fabric and thus make a positive contribution to the conservation, and appreciation of the historic environment.

The impact upon the streetscene and protected vista No.25 of the Minster from King's Square will be minimal. The proposed alterations are such that modern alterations will be removed and a more appropriate shop frontage will be presented to the public, thus offering an improvement to the character of the Central Core Conservation Area.

### FURTHER WORKS

This historic building appraisal has considered the historic development of the building and synthesised readily available historic and archaeological records to understand its former appearance and use.

The previous archaeological survey by the RCHME in 1973 and monitoring in 2001 (McCormish 2001) have confirmed that elements of the historic fabric still exist hidden behind modern surfaces, and it is recommended that as an intermittent structural watching brief should be maintained in accordance with an approved written scheme of investigation, should permission be granted for the works to proceed. This monitoring must be undertaken by a suitably qualified, and experienced, historic buildings archaeologist.

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## MAPPING AND TOPOGRAPHIC DATA

- *Hogenberg's Plan of York, 1618*
- *John Cossin's New Plan of York, 1722*
- *Edward Baines' Plan of York, 1822*
- *Captain Tucker's Large Scale Plan of York, 1852*
- *Ordnance Survey Map, 1892, 1<sup>st</sup> Edition, 1:2,500*
- *Ordnance Survey Map, 1910, 1:2,500*
- *Ordnance Survey Map, 1930, 1:2,500*
- *Ordnance Survey Map, 1960*
- *Goad Shopping Centre Plans, 1968*
- *Goad Shopping Centre Plans, 2001*
- *Ordnance Survey Mastermap, 2012, 1:1,250*

## ARCHIVE SOURCES AND RECORDS

- *Historic Building Planning Files, York Archives*
- *Historic planning files: 82 Goodramgate TP/4265 A and B; TP/2397A, 1959, 1960, 1971*
- *Kelly's Directory of the City of York and Neighbourhood, Years: 1846 to 1974*
- *Mss: 57/1008 Goodramgate drainage*
- *Newspaper Collections: card indexes and ledgers*
- *RCHME Investigator's notes and black and white photography, June 1973: 78 Low Petergate and 82 Goodramgate, EH File No. BF.061044*
- *Streets of York scrapbook Vol. 17a, Y942.843*
- *YO40 Knowles Mss York Streets, Low Petergate*
- *York Rate Books*
- *York Scrapbook Mss, 1934-1936*

## INTERNET RESOURCES

- *ADS: [www.archaeologydataservice.ac.uk](http://www.archaeologydataservice.ac.uk)*
- *British & Irish Archaeological Bibliography: [www.biab.ac.uk](http://www.biab.ac.uk)*
- *British Geological Survey: [www.bgs.ac.uk](http://www.bgs.ac.uk)*
- *British Library: [www.catalogue.bl.uk](http://www.catalogue.bl.uk)*
- *Government Legislation and Guidance: [www.legislation.gov.uk](http://www.legislation.gov.uk)*
- *Heritage Gateway: [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)*
- *Images of England: [www.imagesofengland.org.uk](http://www.imagesofengland.org.uk)*
- *Imagine York: [www.imagineyork.co.uk](http://www.imagineyork.co.uk)*
- *Land Registry: [www.landregistry.gov.uk](http://www.landregistry.gov.uk)*
- *National Archives: [www.nationalarchives.gov.uk/a2a](http://www.nationalarchives.gov.uk/a2a)*
- *The National Heritage List for England: [www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/](http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/)*
- *York City Council: [www.york.gov.uk](http://www.york.gov.uk)*

## ARCHIVES CONSULTED

- *Archaeology Data Service - York*
- *British Library - London*
- *National Archives - Kew*
- *National Monuments Record – Swindon*
- *York City Archives*
- *York Local Studies Library*
- *York Planning Department (search undertaken by planning staff)*

## PLANNING AND LEGISLATION

- *Ancient Monuments and Archaeological Areas Act, 1979*
- *Listed Building and Conservation Areas Act, 1990*
- *National Heritage Act, 1983; superseded 2002*
- *National Planning Policy Framework (NPPF), March 2012*
- *Planning Policy Statement 5 (PPS5), March 2010*
- *City of York Draft Local Plan Incorporating the 4<sup>th</sup> set of changes (April 2005)*
- *City of York Local Development Framework (January 2012)*

## 11 APPENDICES

APPENDIX 1 – LISTED BUILDING DESCRIPTION

APPENDIX 2 – HISTORIC MAPPING AND PLANS

APPENDIX 3 – HISTORIC PHOTOGRAPHS

APPENDIX 4 – CONSERVATION AREA BOUNDARY

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APPENDIX 6 – IMPORTANT VISTAS

APPENDIX 7 – SITE INSPECTION PHOTOGRAPHS

## Appendix 1.1

### LISTED BUILDING DESCRIPTION

List entry Number: 1257423

Location: 78, LOW PETERGATE 82, GOODDRAMGATE

The building may lie within the boundary of more than one authority.

County:	District:	District Type:	Parish:
	York	Unitary Authority	

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Jun-1954

Date of most recent amendment: 14-Mar-1997

Legacy System: LBS

UID: 463920

#### List entry Description

Details:YORKSE6051NW LOW PETERGATE 1112-1/28/602 (North East side) 14/06/54 No.78 (Formerly Listed as: LOW PETERGATE No.78) (Formerly Listed as: GOODDRAMGATE No.82)GV II Formerly known as: No.57 LOW PETERGATE. Includes: No.82 GOODDRAMGATE. Two houses, now shops and offices. No.78 Low Petergate early C17, right side rebuilt late C18; No.82 Goodramgate late C18; later alterations to both and altered late C19 shopfronts. MATERIALS: No.78 Low Petergate timber-framed with stuccoed front; right return of orange-brown brick in stretcher bond; No.82 Goodramgate of orange-brown brick in Flemish bond; timber shopfronts; pantile roof with stone coping and brick kneelers to No.78 Low Petergate, slate roof to No.82 Goodramgate; brick stacks to both. EXTERIOR: Low Petergate front: 3 storeys, 2 bays, with jettied first and second floors. Shopfront returned on right side has corner glazed and panelled double doors: shop windows are of plate glass over carved panel risers: openings framed in plain pilasters with frieze and shaped panel fascia decorated with sunk quatrefoils. First floor windows are 4-pane sashes, second floor 3x6-pane Yorkshire sashes. Goodramgate front: gable wall to No.78 Low Petergate to left of 3-storey 2-window front to No.82 Goodramgate. Gable end has 4-pane sash windows on first and second floors, blocked opening with cambered head in attic. No.82 Goodramgate has plain shopfront with plate glass window beneath deep fascia and cornice incorporating roller blind. To left, door of 6 fielded panels and patterned overlight, in plain pilaster doorcase with beaded panel frieze and moulded cornice. Windows on first and second floors are 4-pane sashes with painted sills and 1-course segmental brick arches. 3-course raised brick first and second floor bands. INTERIOR: that part of No.82 Goodramgate incorporated in No.78 Low Petergate has close string staircase with Chinese fret balustrade and ramped-up moulded handrail from ground to second floor. First floor corner room has moulded cornice. No.82 Goodramgate formerly listed separately on 19/08/71. (City of York: RCHME: The Central Area: HMSO: 1981-: 146; 193). Listing NGR: SE6043351993

#### Selected Sources

Book Reference - Title: An Inventory of the City of York V, Central - Date: 1981 - Page References: 146, 193

## Appendix 2.1

### HOGENBERG'S PLAN OF YORK, 1618



**Comment:** Petergate and Goodramgate are marked as Numbers 8 and 10 respectively. Although depicting the Site prior to the construction of the present 78 Low Petergate and 82-84 Goodramgate, this may not be an accurate representation, as the map's primary purpose was to illustrate the churches and streets of the city. However, it does indicate how the streets may have been configured and laid out in the medieval period, and the extent to which the city had subsequently developed. If it were a broadly accurate pictorial representation, the convergence of the two streets is very different from the present layout. However, the southernmost building of the range running on a curved north-south axis onto Low Petergate could represent the location of the medieval walling identified at 78 Low Petergate.

## Appendix 2.2

### EXTRACTS FROM 1722, AND 1822 PLANS OF YORK



a) John Cossin's New Plan of York, 1722

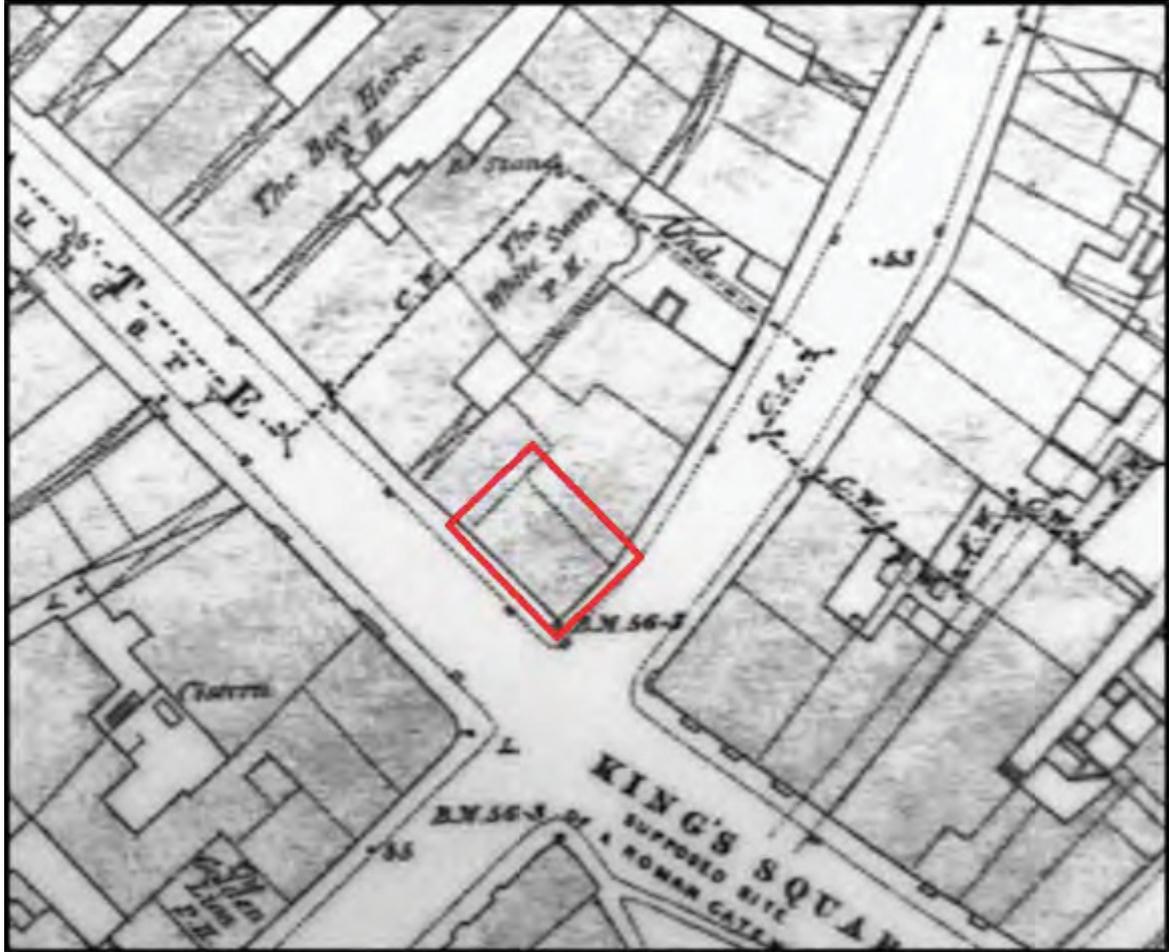


b) Edward Baines Plan of York, 1822

**Comment:** Details from John Cossin's New Plan of York (a), 1722 and Edward Baines' Plan of York (b), 1822. Although not depicting buildings, Cossin's plan shows the street layout; Goodramgate is shown as having a very narrow southern end. Baines' plan was drawn some years after the street widening of 1771 and interestingly, includes the first known plan of 78 Low Petergate and 82 Goodramgate. However, cross reference with later 19<sup>th</sup> century maps, shows that the building layouts and plots shown here are not a true representation, although the rectangular block may perhaps represent Nos. 76 and 78 Low Petergate and 82 Goodramgate and the adjacent building.

## Appendix 2.3

EXTRACT FROM 1852 ORDNANCE SURVEY MAP (LARGE SCALE BY CAPTAIN TUCKER)



**Comment:** This plan is the first known accurate survey showing the buildings of the city of York. The plots of No. 78 Low Petergate and No. 82 (then No. 84) Goodramgate are clearly delineated, with 82 Goodramgate extending to the rear of no. 76 Low Petergate.

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## Appendix 2.4

EXTRACT FROM 1892, AND 1910 ORDNANCE SURVEY MAPS



a) 1892 First Edition OS Map



b) 1910 Edition OS Map

**Comment:** The configuration of the Site appears to have been altered here, with an elongated L-shaped division demarcated to the rear of Nos. 76 and 78, Low Petergate and No. 82 Goodramgate.

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## Appendix 2.5

EXTRACT FROM 1930 ORDNANCE SURVEY MAP



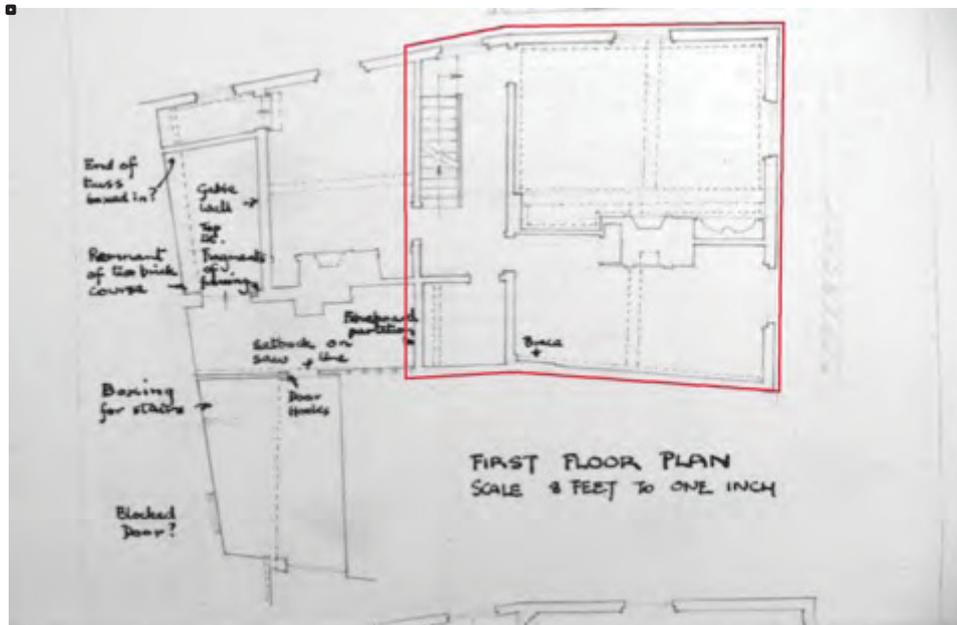
**Comment:** The major change shown here is the apparent association of No. 82 Goodramgate with the Public House to the rear. This accords with the street directories of the period, which list Nos. 82 and 83 together, as the White Swan Public House.

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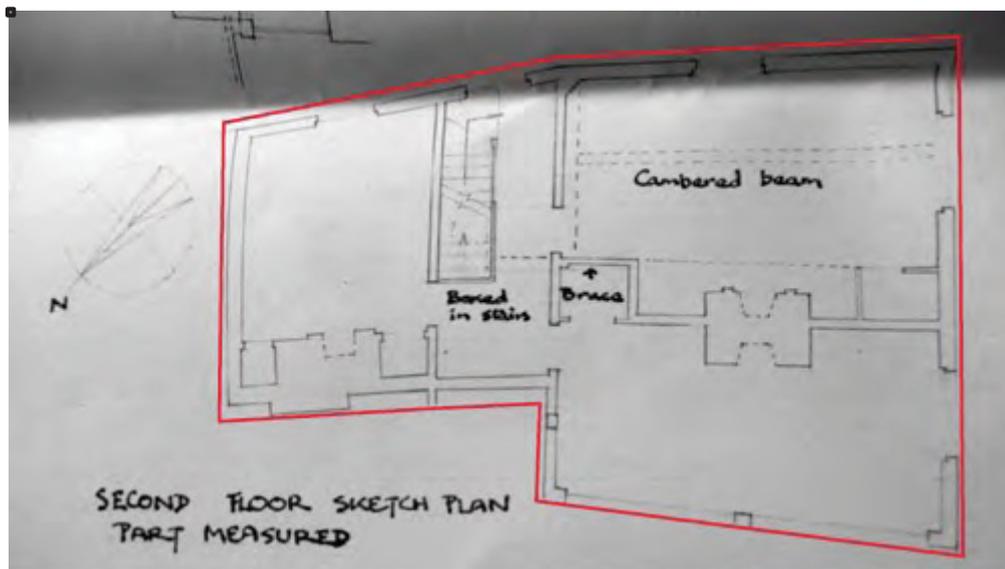


## Appendix 2.7

### RCHME SURVEY PLAN, 1973 – FIRST FLOOR

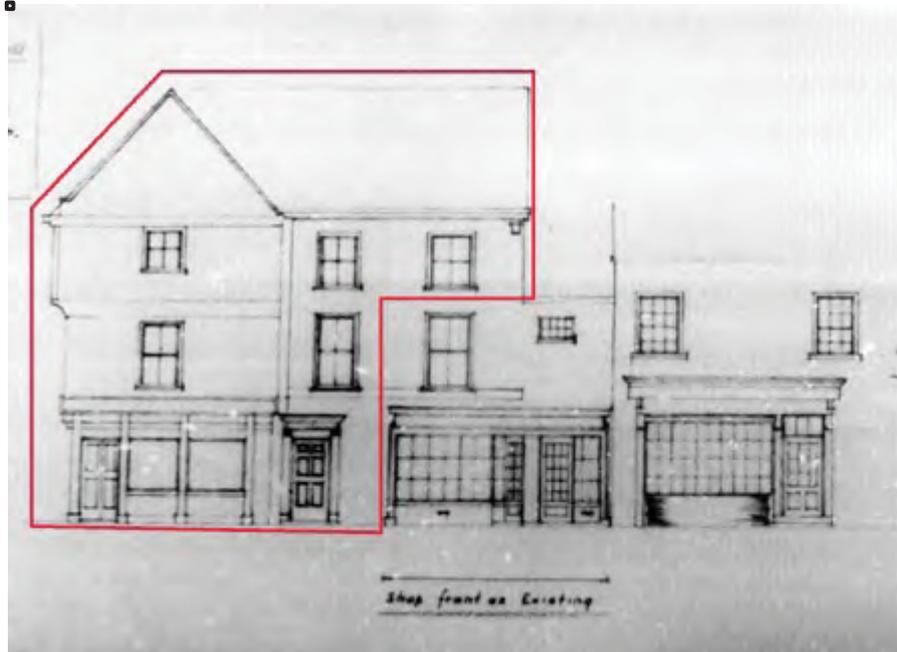


### RCHME SURVEY PLAN, 1973 – SECOND FLOOR



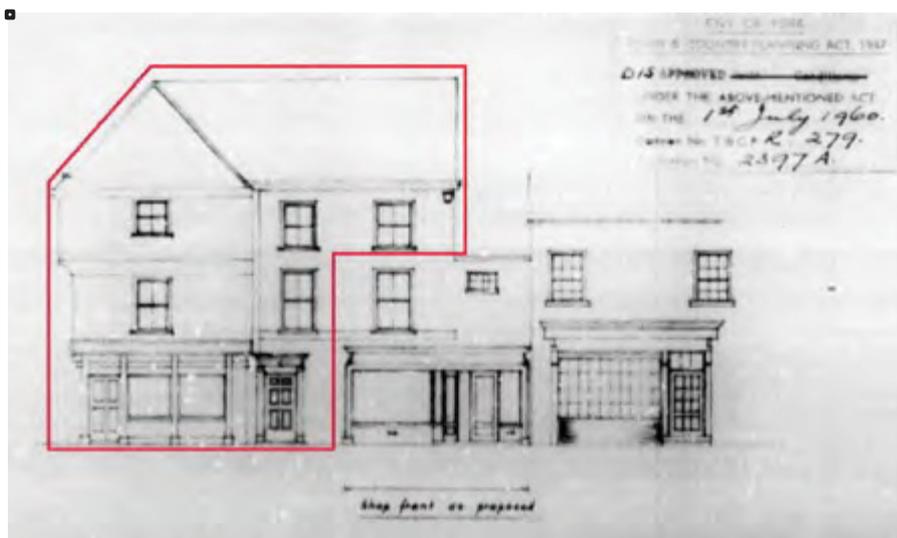
## Appendix 2.8

### PLANNING APPLICATION DRAWING, 1960 – BEFORE ALTERATIONS



Elevation to 82 Goodramgate, 1960 (Planning File 2397A, York City Council Planning Department) [fiche]

### PLANNING APPLICATION DRAWING, 1960 – PROPOSED ALTERATIONS



Elevation to 82 Goodramgate, 1960 (Planning File 2397A, York City Council Planning Department) [fiche]

## Appendix 3.1

EARLY 20<sup>TH</sup> CENTURY PHOTOGRAPH OF THE CORNER OF LOW PETERGATE AND GOODRAMGATE



The corner of Low Petergate and Goodramgate c.1902-1910, showing the chemist shop of Joseph Sowray (York Archives, Y.11520)

## Appendix 3.2

### 78 Low Petergate, 1970s – Before and After Alterations



a) 1973 Before Renovation



b) 1977 After Renovation

Historic Building Planning Files, York Archives

## Appendix 3.3

78 LOW PETERGATE, 1973 – RCHME SURVEY



Record Photograph YIP 798

## Appendix 3.4

78 LOW PETERGATE, 1973 – RCHME SURVEY



a) First Floor Display Cupboard



b) First Floor Fireplace

Record Photographs Y5 525; 526

## Appendix 3.5

78 LOW PETERGATE, 1973 – RCHME SURVEY



a) First Floor Balustrade



b) Second Floor Balustrade

Record Photographs Y5 527; 528

## Appendix 4.1

### YORK CORE CONSERVATION AREA BOUNDARY – THE MEDIEVAL STREETS

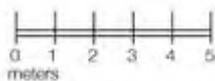
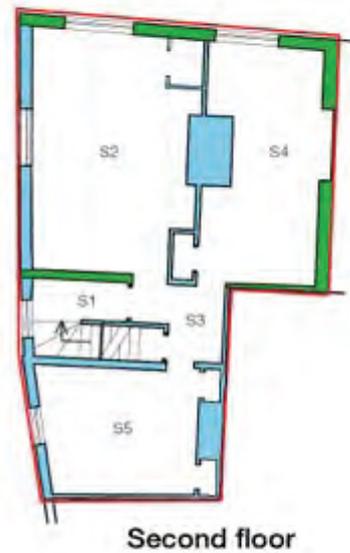
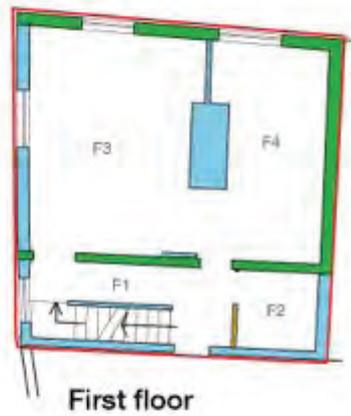


Reproduced from York City Council Conservation Area Appraisal, Part One: Understanding the City > Character Areas > Ten: The Medieval Streets (pg 237)

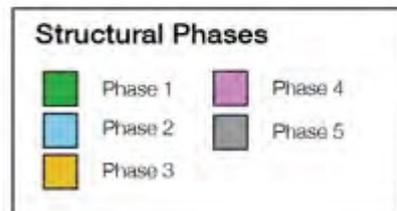
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## Appendix 5.1

### ANALYSIS OF HISTORIC FABRIC – FLOOR PLANS

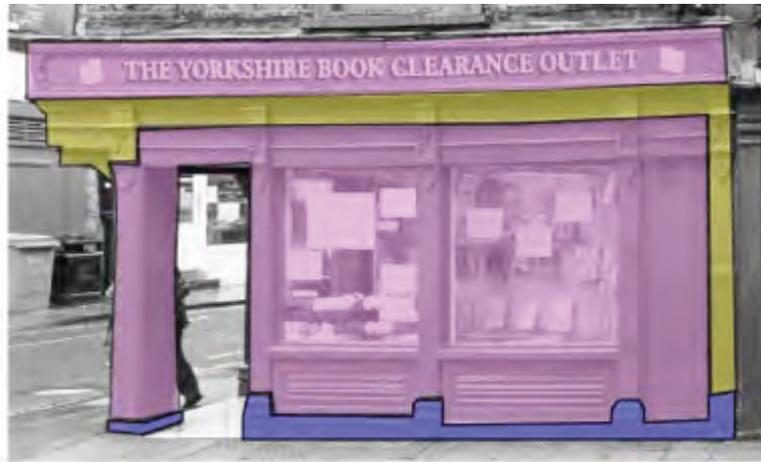


This drawing is derived from a survey prepared by Bootham Architects.  
Do not use scaled dimensions without checking measurements on site.



## Appendix 5.2

### ANALYSIS OF HISTORIC FABRIC – SHOPFRONTS



Goodramgate Shopfront



Low Petergate Shopfront

Structural Phases			
	Phase 1 (17th C)		Phase 4 (1950s)
	Phase 2 (1770s)		Phase 5 (2001)
	Phase 3 (1850s)		

## Appendix 6.1

VISTA A (LOW PETERGATE): LOOKING NORTHWEST TOWARDS THE MINSTER



## Appendix 6.2

VISTA B (LOW PETERGATE): LOOKING SOUTHEAST TOWARDS KING'S SQUARE



## Appendix 6.3

VISTA C (CHURCH STREET): LOOKING NORTHEAST ALONG GOODDRAMGATE



## Appendix 6.4

VISTA D (GOODDRAMGATE): LOOKING SOUTHWEST TOWARDS CHURCH STREET



## Appendix 7.1

▀



Low Petergate elevation, looking northeast

## Appendix 7.2



Goodramgate elevation, looking north

## Appendix 7.3



Detail of junction of 82 and 84 Goodramgate; note original entrance to upper floor

## Appendix 7.4



View of upper storeys of building; note blocked attic window in brick gable

## Appendix 7.5



General view of Room G1, looking north; note exposed ceiling beams

## Appendix 7.6



General view of Room G1, looking northwest; note that a post or pier may be concealed by the center bookcase

## Appendix 7.7



View looking into Room G2, looking north; note inserted counter

## Appendix 7.8



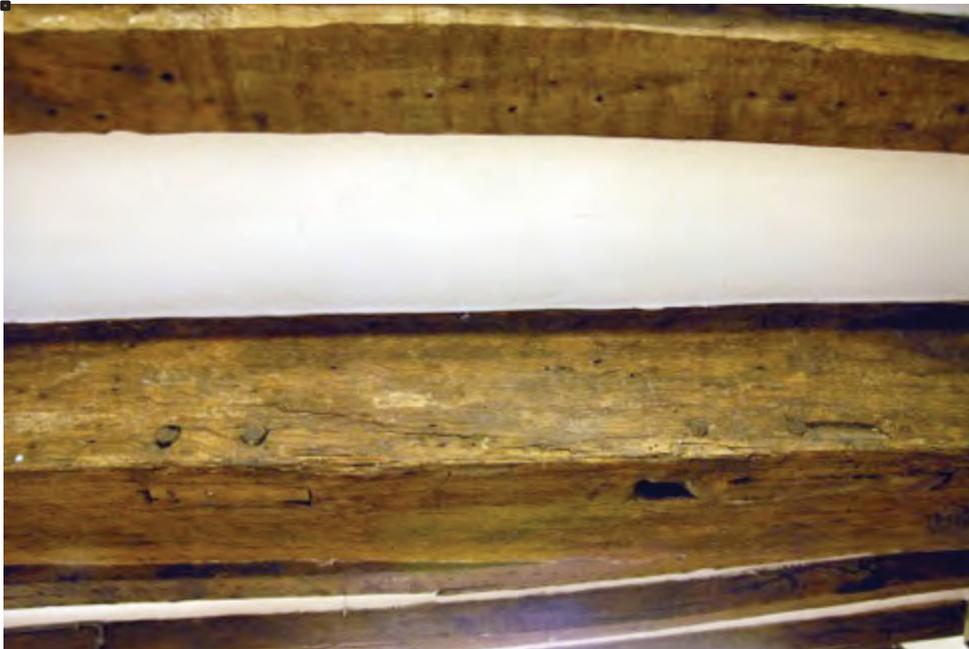
View looking southeast across the ground floor; note layout has been opened up during the 20<sup>th</sup> century by the removal of original partitions

## Appendix 7.9



View looking southwest in Room G1 of truncated chimney stack; note the inserted beams (painted white) support the structure on the upper floors

## Appendix 7.10



Detail of underside of principal ceiling beam between G1 and G2; note sawn off tenons and securing pegs still in-situ

## Appendix 7.11



View of six paneled doorway and over-light leading onto Goodramgate

## Appendix 7.12



Detail of exposed lintel in G5 towards rear of shop demarking former doorway(?), looking southeast; note remnant of ovolo moulding on left side

## Appendix 7.13



View looking southeast towards former hearth (?) in Room G6

## Appendix 7.14



General view looking northwest in Room G6, towards toilet G7

## Appendix 7.15



Detail of balustrade on first floor landing F1, looking north

## Appendix 7.16



View of doorways at northwest end of landing F1

## Appendix 7.17



General view looking west of Room F3; note moulded ceiling beams

## Appendix 7.18



General view looking east of Room F3; note surviving paneling adjacent to doorway

## Appendix 7.19



Detail of dado panel and door architrave in Room F3; note door removed

## Appendix 7.20



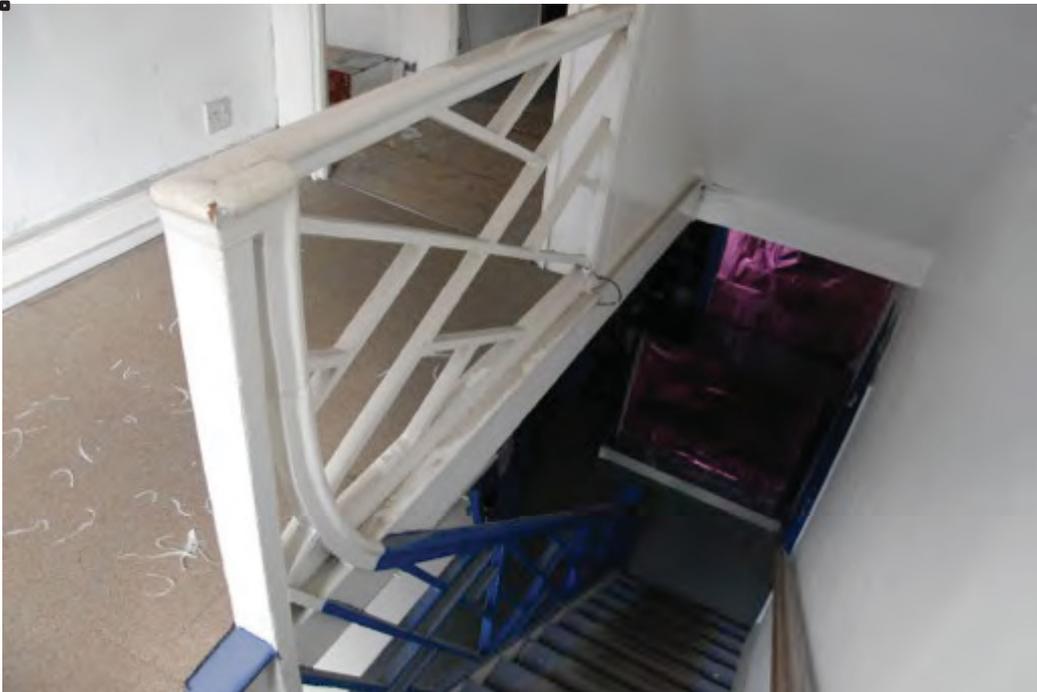
Detail of continuous paneling in west corner of Room F3; site of former cupboard with curved shelves

## Appendix 7.21



General view looking south west of Room F4; note lack of detailing on ceiling beam

## Appendix 7.22



View looking down stairwell from landing S1

## Appendix 7.23



General view of Room S4 looking northeast; note large chimney stack

## Appendix 7.24



Detail of exposed timber studwork in northwest wall of Room S4; note central section part of timber frame of adjacent property, No. 76 Low Petergate

## Appendix 7.25



General view of principal room on second floor, S2; note fireplace still in-situ, large overhead beam with molding and integrated corner cupboard

## Appendix 7.26



General view of Room S2 looking south; note both Yorkshire sliding sash and hung sash windows, also wide floorboards

## Appendix 7.27



General view looking northwest of Room S5; note fireplace still in-situ and corner cupboards flanking chimney stack

## Appendix 7.28



Detail of original 18<sup>th</sup>-century coat hooks in west corner cupboard, Room S5