

# 69-71 MICKLEGATE

## Supporting Statement

Incorporating Design & Heritage Statement  
& Update on Flood Risk



Application for Variation to Condition 2 of Application Ref 14/02546/FUL and New Listed Building Consent, in Relation to:

Alterations to current approvals to include, changes to interior layout, front and rear elevations and change of materials for linings to boundary walls.

Job Ref                    Y001-69-71 Micklegate  
Date:                      December 2016  
Revision:                 00



York Conservation Trust Ltd, 92 Micklegate, York, YO1 6JX

## **1.0 SUMMARY**

### **1.1 PREVIOUS APPLICATIONS**

- 1.1.1 In November 2015 Planning and listed building consent was granted for the conversion of our property at 69-71 Micklegate from a disused restaurant to three apartments and two small commercial units with separate house in rear courtyard. The application references were 14/02546/FUL & 14/02547/LBC.
- 1.1.2 Before commencing the main refurbishment project we decided to conduct an enabling package of works, in simplistic terms this is a targeted package of demolition and opening up works to strip out any modern fabric that is no longer required and whereby its removal allows better understanding of the condition of underlying historic structures. It was also designed to include the full extent of archaeological works.
- 1.1.3 The conversion and renovation of 69-71 Micklegate is a very challenging project. When York Conservation Trust purchased the property in 2014 it had been vacant for some time and parts of the property were in a very dilapidated state. Had this neglect been allowed to continue for much longer it is very likely it would have had to be added to the Heritage at Risk Register.
- 1.1.4 The building is complex in its phasing, there has been development on the site dating back to the Roman period, the current building is extensively the remnants of a Georgian masonry shell built around a core timber frame structure dating from the late Medieval period, as a result the building contains many unique features and it is not surprising that we have made discoveries that have resulted in the need to adjust our plans.

### **1.2 REQUIREMENT FOR NEW APPLICATION**

- 1.2.1 The planned scope of demolition and opening up work under the enabling works project has now been completed, this has been an invaluable exercise and several issues that had potential to effect progress of the works have been discovered.
- 1.2.2 Some of the discoveries have made us reflect on the proposed development plans; it has become clear it would be beneficial to make certain changes to the scheme that better accommodates the peculiarities of the building with particular attention paid to the need to protect and enhance aesthetic and evidential significance.
- 1.2.3 Having taken advice from City of York Council we are submitting a Section 73 application to vary condition 2 in relation to the plans submitted for application 14/02546/FUL we are also submitting a new Listed Building Consent application to cover the changes. Most of the proposed changes are non-invasive amendments which simply make sense from a practical and heritage perspective. For the sake of brevity this document is focused on the most significant amendments where it is felt additional justifications are required to support the proposed changes. Although the listed building consent is a fresh application we do not see the need for a full scale resubmission as the 2015 application established the great majority of issues, the new application is intended to top this up to cover the changes.
- 1.2.4 Some changes are related to discoveries following archaeological investigations in the basement and rear yard and some of these works are still ongoing at the time of submitting this application. However, the majority of works to the basement have been completed and we are confident there will be no further discoveries that might affect the building layout.

- 1.2.5 There is a need for this application to be part retrospective. To satisfy conditions 12 and 13 in application 14/02546/FUL, which relate to archaeology, it was necessary to undertake extensive excavations to the basement. Some important archaeology has been found, this is explained in more detail in the next section. Whilst undertaking the necessary excavations we have discovered part of the below ground basement structure is in a precarious state. We have also had to undertake urgent repair works to the boundary walls in the rear yard.
- 1.2.6 To maintain the integrity of the building and surrounding structures we propose to continue with the re-facing works to the party walls and to continue with the structural repair works in the basement. At this stage we do not anticipate the need to start other areas of work until early spring 2017.

### 1.3 SUMMARY OF KEY DISCOVERIES AND ASSOCIATED ISSUES

- 1.3.1 The following list summarises the main discoveries stemming from the enabling package of investigative works:-

#### Building Works

##### Basement

- It has been discovered the majority of basement walls are founded on earth at roughly the same level as the existing floors, to install the new floor slab would require deep excavations that risk undermining the adjacent structures. As a result we have decided to raise the floor levels, this has meant we need to change the basement layout to make better use of the available headroom.
- An old main drainage connection to Micklegate has been found in the north east basement, we wish to retain this connection and install a new manhole in the basement.

##### Ground Floor

- It has been discovered that the floor to the south west room at ground floor (1.6) was laid directly to earth we wish to replace this with a new insulated limecrete slab.
- Upon removing plaster from the masonry walls forming the west side of the north entrance corridor (west wall of room 1.1), it was discovered a much larger proportion of C18th masonry than expected, as a result the structural plans have been altered to include additional beams that allow the remaining elements of C18th masonry to be kept intact. A small adjustment to the corridor layout is required to achieve this.
- When the modern ceiling was removed to the north east room (1.1) several large steel beams were discovered, as a result the structural proposals for supporting the floor above have been amended to tie into this steel structure.
- It is necessary to adjust the position of some load bearing structures to align with poorly supported structures at higher level. This mainly affects the south end of the main entrance corridor. The east wall needs to be positioned slightly to the west, unchecked this would result in an odd shaped south east room (1.5), to avoid this it is proposed that the wall is lined out to match the position of the ceiling cornice, this will result in a much more aesthetically pleasing room.
- To allow for a revised layout to the rear elevation it is necessary to adjust the timber panelling to the south wall of room 1.5.

##### Rear Elevation

- Following the demolition of the rear elevation, we discovered original three centre arches to window openings at ground floor, it became clear there would be a practical



and aesthetic benefit to reinstate these openings rather than adjust the current modern openings as the current application.

#### Yard Walls

- When the rear extensions were demolished it was discovered the party walls were simply faced over with poor quality aerated lightweight blockwork; this would be unsuitable for an external environment and had to be removed, when removed it became clear the underling masonry of the boundary wall needed to be carefully repaired and new walls and piers are needed to help support weak areas. It was necessary to ensure integrity of the structures so we have started repair works in the form of new facing walls.

#### Upper Floors

- There has been less discoveries to the upper floors and few amendments are proposed within this application, more detail is provided in the commentary for the drawings.

#### Archaeological Works

- The trial holes excavated in the basement in September 2016 uncovered intact Roman deposits of high archaeological value. As a result the majority of basement excavations have been undertaken as a carefully archaeological exercise with all finds recorded in detail.
- Across both the east and west basements several high quality deposits have been discovered including fragments of pottery, bone pins and decorated plasterwork.
- A Roman structure, thought to be a well has been discovered in the north east quadrant of the west basement.
- Part of a Roman wall has been found in the south east quadrant of the west basement. A further fragment of stone wall, also thought to be Roman, has been found in the south east section of the east basement. These wall fragments may be part of a former building in the civilian settlement named the Colonia which was located on the south side of the river. The fragments of decorated plaster would indicate this was a high status property.
- Medieval walls have been discovered under the party walls to the adjoining building at 67 Micklegate, these may have been built using stones from the Roman structures that formerly stood on the site. The stone walls thicken out below ground which affects how the new facings to the walls are constructed.

## PHOTOGRAPHS



Fig 1. – Rear elevation.



Fig 2. – Condition of newly exposed party walls – several areas of defective masonry.





Fig 3. – Discovery of medieval walls below party walls.



Fig 4. Roman structures in west basement.





Fig 5. Basement walls founded on earth with inadequate foundations.

## 2.0 PROPOSALS

- 2.1.1 The list below contains further details about the proposed alterations, this is explained on a drawing by drawing basis.

### Site Plan

- 2.1.2 Site Plan – Drawing Y001-4-035 – Minor alterations as noted below:-

Extent of new facing walls to boundary walls reduced. Potential further update may be required to reposition the cottage following discovery of remnants of medieval structures below ground to the east boundary. If the position needs to change this will be subject to a further application.

### Repair works to party walls

- 2.1.3 Repairs to Wall Adjacent to No.73 – Drawing Y001-4-040 – New Drawing.

Details new wall to face the boundary wall on the west side of the rear yard, this replaces the walls removed when the rear extension was demolished. The repair works and new walls are urgent and are currently underway to ensure the existing walls are adequately supported,

The top of the wall will have a dentiled corbel detail, over this the will be formed in natural clay pantiles, this will complement the new cottage and also reflects the wall coping detail to the south of Jacob's Well, which is adjacent to this site.

A blend of Old Clamp Bricks supplied by York Handmade Bricks is being used, we propose to use this for the cottage and all new brick cavity walls using 1:1:6 mortar. The bricks will be laid in a Flemish wall bond with headers to every three stretchers.

- 2.1.4 Repairs to Wall Adjacent to No.67 – Drawing Y001-4-045 – New Drawing.

Details new wall to face the boundary wall on the east side of the rear yard, this replaces part of the walls removed when the rear extension was demolished the remaining section will be replaced with the new cottage.

The top of the wall will have a coping formed with a creasing tile and brick on edge. The same bricks as the new wall to No.73 will be used with a mortar to match the cottage.

### Basement

- 2.1.5 Drawings – Y001-4-055 & Y001-4-060 – Updated with a series of amendments as follows:-

Layout of new stud walls amended to show new floor levels following discovery that the floor level needs to be raised to secure the existing wall footings without the need for extensive underpinning. This drawing also shows an alternative layout to make use of existing drain to north end of the east basement and make better use of available headroom. In the west basement the floor needs to be locally lowered in the central section to provide adequate headroom under an existing timber beam.

### Ground Floor

- 2.1.6 Drawings – Y001-4-105 & Y001-4-110 – Updated with a series of amendments as follows:-

Layout of new walls amended to reflect findings from the enabling package of opening up works. The position of walls and steel structure has been changed to align with structures above. More C18th brickwork was discovered to the east side of the entrance corridor from Micklegate on the north elevation, revised structural proposals have been put forward to retain this structure. The west wall of room 1.5 has had to be moved further to the west to provide structural support to the masonry walls above. The west edge of the



ceiling of this room is defined by a beam that cuts across this room, this is the only edge where a cornice can be fitted to maintain sensible room proportions it is proposed the wall is lined out to match the ceiling thickening so the cornice sits above the wall. The alternative would be to create a large recess with a step in the ceiling, which we believe would detract from the quality of this room. The new walls linings will be designed to provide enhanced acoustic protection from the shared corridor.

The most impactful change is the proposal to re position the openings to the rear south east room (1.5) to the original openings, this requires alteration to the panelling on the south wall of the room as detailed on drawing 650.

### First Floor

2.1.7 Drawings – Y001-4-205 & Y001-4-210 – Minor alterations as noted below:-

Minor changes to bathroom and kitchen layout to apartment 2. Bath changed to shower in room 2.1a, stud wall layout amended to reflect alteration. East wall of room 2.1 thickened due to the discovery that the wall linings between boundaries are only 12mm thick in places (single layer of plasterboard) which provides totally inadequate fire safety. Wall to be thickened to infill recess so new wall matches current cornice position with no alterations required to ceiling or cornice. Kitchen layout amended in Apartment 3.

### Second Floor

2.1.8 Drawings – Y001-4-305 & Y001-4-310 – Minor alterations as noted below:-

Minor changes to bathroom layout and stud wall positions.

### Roof Plan

2.1.9 Drawing – Y001-4-410 – Minor alterations as noted below:

No significant amendments minor revisions to insulation specification.

### Elevations

2.1.10 Drawing – Y001-4-510 – Front Elevation. Minor alterations as noted below:

No significant amendments door ND1.2 amended from four to six panel.

2.1.11 Drawing – Y001-4-515 – Rear Elevation. Significant alterations as noted below:

East side at ground floor amended to reinstate openings in original C18th position as depicted by three centre arches. We think the rear elevation is significantly improved by reinstating the openings and seek approval to amend the panelling layout in north elevation of room 1.5 to achieve this refer to drawing 650.

### Detailed Drawings

2.1.12 Drawing – Y001-4-540 – Roof Insulation Details. Updated with minor revision.

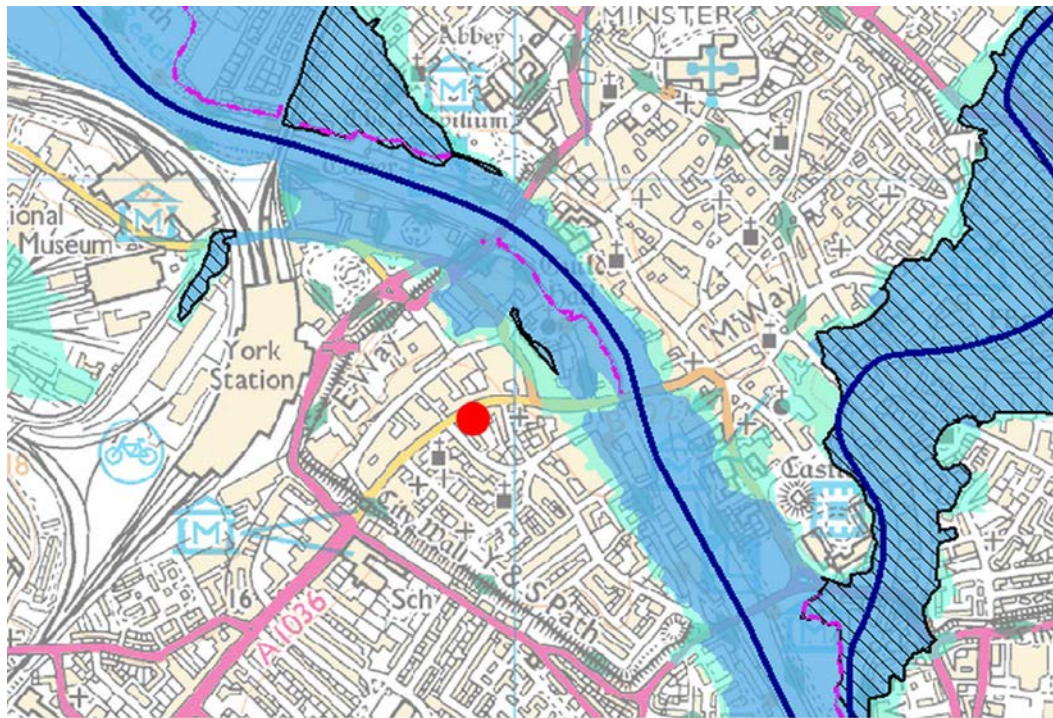
Type of woodfibre insulation and lime plaster amended.

2.1.13 Drawing – Y001-4-650 – New Drawing.

Detailed drawing for the proposed amendments to the panelling to south elevation of room 1.5. This drawing details amendments that are required to be made to timber panelling on rear (south) elevation of room 1.5, to enable reinstatement of the openings beneath the C18th three centre arches on the rear elevation.

### 3.0 Flood Risk

3.1.1 This site lies outside any flood risk area and the proposed alterations within this application do not change the flood risk for this site. Refer application ref 14/02546/FUL for further information on flood risk for this site.



**● Location of 69-71 Micklegate**

- Flooding from rivers or sea without defences
- Areas benefiting from flood defences (Not all may be shown\*)
- Extent of extreme flood
- Flood defences (Not all may be shown\*)
- Main rivers

Fig 6. Flood risk for 69-71 Micklegate.