

## COMMITTEE REPORT

**Date:** 18 October 2012      **Ward:** Guildhall  
**Team:** Major and      **Parish:** Guildhall Planning Panel  
Commercial Team

**Reference:** 12/02509/LBC  
**Application at:** York City Art Gallery Exhibition Square York YO1 2EW  
**For:** Internal and external alterations including additional gallery floor above main gallery, internal demolitions, replacement windows following demolition of timber building to the north of the gallery, 1<sup>st</sup> floor extension to south wing to create new gallery area, external balcony at rear and roof mounted plant and enclosure.  
**By:** Mr Michael Woodward  
**Application Type:** Listed Building Consent  
**Target Date:** 12 September 2012  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application relates to the City Art Gallery which was erected in 1878 to a design by E Taylor with W Atkinson as consulting architect. It was originally part of a much larger building designed to house the second Fine Art and Industrial Exhibition. The temporary timber exhibition halls to the rear were removed in 1941 (though closed in 1909) leaving the stone and brick building we see today. The building was listed at grade 2 in 1968.

1.2 The scheme the subject of this application for listed building consent aims to maximize the potential of the gallery's large collection of British Studio Pottery. In this respect the gallery would become recognized in the national context. The physical alteration works proposed would significantly increase existing floor area without increasing the gallery's footprint and they would reveal the architectural potential of the central space (the secret gallery). Conditions of funding from the Arts Council England also require the building to meet strict environmental performance and security standards. The proposed works are as follows:

#### Central Space

- The main gallery would be opened up to the original open arch-braced roof structure. This would be achieved by removing the suspended ceiling introduced in the 1960s and by taking away the C20th 'little gallery'.
- A mezzanine floor would be introduced.

- To allow appreciation of the full scale of the original central space the secondary screen wall inserted in 1960s would be removed.
- The existing clerestory windows would be repaired. The slate roof covering would be re-laid over an upgraded roof construction with new roof-lights integrated to matching existing as closely as possible.

### **New South Gallery**

- The existing gallery cross-section has a double height north wing and a single storey south wing. It is proposed to extend the south wing upwards to create a new gallery which would create a circuit of the first floor. This first floor extension has been conceived as a simple box with a flat roof to achieve a similar height to the existing 1940s brick extension facing the garden.

### **North Wing and Entrance Foyer**

- The City Archive will be moving to the City Library building to allow new galleries to be created in the north wing. The cafe would move into the north east room so that space could be reclaimed within the entrance vestibule.
- The timber clad building which was relocated to the NE corner of the building after 1949 would be removed to allow access to a new waste compound.
- The existing lift would be removed and a new lift would be introduced more centrally - into the south bay opposite the main staircase where WCs would also be located.

### **Rear elevation**

- A new external balcony and stair would be added to the rear of the building. The structure would be clad in a variety of vertically hung larch timbers.

### **External plant/environmental performance**

- Around the rear block of the building a parapet wall would be built up to hide external plant that would sit on the roof of the building.
- Secondary glazing would be added to windows.
- PV panels would be added on the roof of the south side extension.

## **2.0 POLICY CONTEXT**

### **2.1 Development Plan Allocation:**

Areas of Archaeological Interest GMS Constraints: City Centre Area  
Conservation Area GMS Constraints: Central Historic Core

#### Listed Buildings:

- Grade 2; Railings And Gates Fronting Kings Manor 0618
- Grade 2; City Art Gallery Exhibition Square York 0615
- Grade 1; City Walls St Mary's Tower To Bootham Tower
- Grade 1; St Mary's Tower St Mary's Abbey Remains

Scheduled Ancient Monuments GMS Constraints: SMR 12A St Mary's Abbey Precinct Walls SE 597520

#### 2.2 Policies:

CYHE4 Listed Buildings

### **3.0 CONSULTATIONS**

#### Design, Conservation and Sustainable Development

3.1 Officers support the proposal. The scheme would create a National Centre for British Studio Pottery within the City Art Gallery. The proposals have little adverse impact on the special architectural and historic interest of the building. There are many gains:-

- an increase in gallery space of nearly 50%
- environmental standards improved so that major international touring exhibitions can be housed
- the special architectural qualities of the main gallery interior would be revealed at last
- improved spatial experience on entering
- better and more accessible facilities
- two additions to the exterior which continue York's architectural legacy
- new relationships between inside and outside have been created to the side and rear of the building. This should stimulate the use of the underused north end of the Museum Gardens.

#### Guildhall Planning Panel

3.2 Object to the geometrical designs, which clash with the curves and arches of the building. Concern of the use of colour on the external cladding as this cannot be fully understood from the plans available.

#### Publicity

3.3 Deadline for comments 30/08/2012. No written representations have been made.

## English Heritage

3.4 No response to date, any comments will be reported verbally.

### **4.0 APPRAISAL**

#### KEY ISSUES

4.1 The impact on the listed building is the only consideration in determining the application.

#### RELEVANT POLICY

4.2 The National Planning Policy Framework advises it is desirable development sustains or enhances heritage assets. Where development will lead to harm, it will only be acceptable if the harm is out-weighed by any public benefits the proposals would bring. The NPPF advises it is desirable to sustain and enhance the significance of heritage assets and put them to viable uses consistent with their conservation and allow buildings to help bring social, cultural, economic and environmental benefits.

#### ASSESSMENT

##### Internal Alterations

4.3 Apart from the south gallery roof the demolition works proposed all relate to fabric which was not part of the original building. Although the original cast-iron roof trusses of the south gallery would be a loss to the character of the interior, similar roof trusses would remain exposed in the north gallery and above the staircase at first floor level. The improvements to the building and its facilities that would be gained by the extension would outweigh the loss of historic fabric.

4.4 The alterations within the central space, including removing the screen and suspended ceiling added in the 1960's, will provide a first floor gallery area above the main gallery by inserting a mezzanine floor which will allow the original space to be understood.

4.5 The new lifts would be accommodated in the area where the upper floor to the south gallery would be added and within the 1940's extension at the rear. Apart from the aforementioned impact on the south gallery roof, the works would not have an adverse effect on the historic and architectural interest of the building.

## Works to improve the buildings environmental performance

4.6 In part the works are required to comply with national standards, which require mechanical ventilation, so certain exhibitions and displays can occur on site. The works are justified, in that the buildings performance and viability will be enhanced and there would be no undue impact on historic fabric. Details of the installations can be controlled through conditions.

### External works (each as described in the companion planning application)

#### South gallery extension

4.7 The volume and shape of the extension above the south gallery will mean the extension is subordinate to the main building, situated between the front and rear buildings and below the main roof. The cladding panels will reference the pottery centre that will be accommodated within the building and would compliment the copper roof on the front of the existing building and the extension would connect elegantly to the existing fabric. PV panels located on the roof would be hidden from view. The extension would be viewed directly from the car park behind King's Manor, otherwise it would only be seen in indirect views and would be partially screen by trees. By virtue of the location, proposed scale and materials, the extension will be a discreet addition to the building. The extension is of appropriate design and would add to the interest of the host building.

#### Rear extension

4.8 At the rear of the building it is proposed to add an external stair and first floor terrace from which the garden can be enjoyed. The structure would be clad with a series of vertically laid timbers of varying finishes too add interest, which would conceal the stair and provide an integrated balcony to the terrace. The enclosure would extend 4.5m from rear elevation and extend up to first floor level. The rear block of the building was added in the 1940's/50's. The building currently fails to relate/connect to the space behind and the exterior of the building is unattractive. The proposed works will to an extent rectify the aforementioned issues and constitute a significant improvement to the appearance of the host building and how it functions.

#### Plant screen

4.9 The plant would be enclosed by a brick wall that would surround the rear block, adding around 2.2m to its height. The rear block would remain slightly lower than the front facade and there would be limited visual impact from the oblique and reasonably distant views in which the rear of the building can be seen from within the public realm. Presently some plant is bolted onto the rear elevation of the building at low level. The plant screen would keep external plant out of sight, which

is welcome, and the brick enclosure would be sympathetic to the building due to its scale and materials.

### Demolition of timber building on the north side

4.10 The proposals include the removal of the single storey timber building to the north side of the art gallery. The structure detracts from the appearance of the building and its removal is not objected to. Bins would be stored in this area (they are presently stored at this side of the building but closer to Exhibition Square) and provided the design of the enclosure is acceptable the proposed arrangement will improve the setting by hiding the bins from view. A schedule of repairs and restoration to this facade will be required as a condition of consent.

## **5.0 CONCLUSION**

5.1 The proposed works have limited impact on historic fabric and will bring significant gains - the appearance and functionality of the building will be enhanced, and there will be community and economic benefits as a consequence of the uses and facilities that will be provided within the building. Approval is recommended subject to no objections being received from English Heritage.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Delegated Authority to Approve subject to receipt of no objections from English Heritage

1      TIMEL2      Development start within 3 yrs (LBC/CAC) -

2      The development hereby permitted shall be carried out in accordance with the following plans:-

Site plan:

156-A-DGA-PLA-0200 REV P02

Floor plans:

156-A-DGA-PLA-0500 P07

156-A-DGA-PLA-0501 P11

156-A-DGA-PLA-0502 P11

Roof plan:

156-A-DGA-PLA-0503 P09

Elevations:

156-A-DGA-ELE-0701 P07

156-A-DGA-ELE-0702 P06

## Sections

156-A-DGA-SCN-0601 P07

156-A-DGA-SCN-0602 P08

156-A-DGA-SCN-0603 P04

156-A-DGA-SCN-0605 P05

## Demolition Plans

156-A-DGA-PLA-0300 P05, 301P05, 302P05, 303PO4, 304P05, 310PO5, 311P05, 312P05, 313PO5, 314PO5, 315P05, 330, 331

## Reflected ceiling plans

156-A-DGA-RCP-0801 and 0802 P03

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 Samples of the external materials, including a comprehensive sample of the timber cladding and ceramic tiles/cladding to be used shall be submitted to and approved in writing by the Local Planning Authority prior to construction of the extensions. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance in the interests of the appearance of the listed building.

4 Large scale details of the items listed below shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the pertinent part of the development and the works shall be carried out in accordance with the approved details.

### a) South Gallery

- Typical detail of a ceramic panel and its junctions (in colour)
- Details of abutment conditions for new south wall (base, sides and eaves) at a scale of 1:5
- Roof-lights
- PV panels and supporting structure (if different in size and position from existing section)

### b) Balcony to rear

- Details of structure, screening/balustrade, stairs
- Security enclosure at base (to be integrated with the screen)

### c) Plant Screen

- Construction details (an outline of the plant shall be dotted on the drawings to indicate its relationship with the enclosure)

d) External doors & roller shutters (shutter boxes shall be integrated flush with the facade or positioned internally; these elements should be shown in the context of the reveals, lintels and thresholds)

e) External Windows

- To include new windows, adaptations of existing windows including where secondary glazing is being added, and finishes (windows to be shown in the context of the reveals, lintels and thresholds)

f) Central Roof

- New eaves condition for central upper gallery roof (due to increase in depth of covering) at a scale of 1:5.

- New roof-lights (shown in context)

g) Internal Works

- New mezzanine floor at a scale of 1:20 and abutment details with existing gallery walls at 1:5 scale.

- Large scale details or manufacturer's instructions for glazed screen walls, to include details of abutments at walls, ceiling and floor.

- New openings and new doors. Doors shall be shown in the context of their openings.

- Details of new reveals

- New floor finishes. To include a sample of the new stone for the 'made up' area in the entrance/shop area and a drawing showing how the new stone relates to the existing stone layout of the floor.

Reason: In the interests of the character and appearance of the listed building.

5 The approach to installing new services within the building shall be carried out in accordance with the following details, which shall be approved in writing by the Local Planning Authority prior to such works commencing.

a) Method statements shall be provided explaining how services would be integrated with the structure. Diagrams shall be included (sub-contractors drawings will not be accepted).

b) Details of any new grills, equipment or ductwork running through the external walls or visible within the main spaces shall be provided.

c) Redundant 'modern' grills, wiring and equipment shall be removed and surfaces made good.

Reason: To protect the appearance of the listed building.



6 All making good shall be carried out to a high standard in materials and finishes to match surrounding work. New partitions shall be scribed around existing details unless otherwise agreed by the Local Planning Authority (in exceptional circumstances and where adequately justified).

Reason: In the interests of the character and appearance of the listed building.

7 A schedule of repairs and remedial work shall be approved in writing by the Local Planning Authority and the works carried out accordingly (to include remediation measures for the north elevation where the shed is being removed).

Reason: In the interests of the character and appearance of the listed building.

## **7.0 INFORMATIVES: Notes to Applicant**

### **1. REASON FOR APPROVAL**

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the listed building. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

#### **Contact details:**

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