

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Guildhall
Date: 29 January 2008 **Parish:** Guildhall Planning Panel

Reference: 07/02722/LBC
Application at: York City Art Gallery Exhibition Square York YO1 2EW
For: Internal alterations and repairs to south gallery, installation of platform lift and demolition of suspended ceiling
By: York Museum's Trust
Application Type: Listed Building Consent
Target Date: 31 January 2008

1.0 PROPOSAL

1.1 The application relates to the City Art Gallery, a late Victorian building dating from 1878 which is listed at grade 11. It was restored and extended in 1952.

1.2 The application is for listed building consent. Consent is sought for a new lift in the archives section, to provide disabled access to the first floor and for repairs in the South Gallery, required due to the poor, deteriorating condition of the ceiling. The repair works include the removal of the suspended ceiling and the exposure of the original ceiling.

1.3 The application is brought to planning committee at the request of Councillor Watson, due to a lack of publicity of the proposals.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest City Centre Area 0006
Air safeguarding Air Field safeguarding 0175
Conservation Area Central Historic Core 0038
City Boundary York City Boundary 0001
DC Area Teams Central Area 0002
DC Area Teams West Area 0004
Listed Buildings Grade 2; City Art Gallery Exhibition Square York 0615
Listed Buildings Grade 2; Railings And Gates Fronting Kings Manor 0618

2.2 Policies:

CYHE4 Listed Buildings

3.0 CONSULTATIONS

INTERNAL

Design, Conservation and Sustainable Development

Works in the South Gallery

3.1 Advise that last year the ceiling failed over the SE bay and this area of the gallery has been closed since.

3.2 An inspection has revealed that nail sickness due to corrosion was part of the cause. It is most likely that the corrosion was exacerbated by interstitial condensation as there is no insulation in the roof. This process of deterioration will continue over other areas of the South aisle if environmental conditions remain the same; therefore a localized repair would not remedy the situation.

3.3 York Museums Trust (YMT) have taken the opportunity to improve the quality of environment in the whole of the South aisle gallery whilst addressing the long term roof problem in this area. Their proposals involve removing the inserted ceiling thereby exposing the original ceiling and decorative ironwork, replacing the later wall linings, renewing the mechanical and electrical system & ductwork. The deterioration of the lath & plaster ceiling would inevitably have resulted in its loss. The replacement plaster ceiling will allow for the incorporation of insulation which will assist in improving the long term health of the building and its contents.

3.4 Overall the proposals represent a significant improvement in spatial quality and a favourable increase in environmental performance.

Proposed lift

3.5 The gallery is a public building and until recently non-ambulant access has been limited to the provision of a stair-lift. YMT have been investigating ways of improving the situation for over a year and it has not been possible to find a satisfactory solution to integrating a lift into the gallery envelope without harming significant elements of the historic building.

3.6 This proposal would section off an area of the City Archive, which is located in the North aisle of the building, to house the lift shaft. A new access would be provided to this area from the gallery through the understairs zone. An opening would be formed through the separating wall. The enclosing wall of the lift shaft would be aligned with the existing access lobby in the archive and the new enclosure should offer acoustic & fire separation. At first floor level the lift compartment would terminate well below ceiling level and be off-set from the wall; so cornices would not be disturbed.

3.7 Regrettably there would be loss of space within the archive; however it is considered that these proposals would have the least impact on the special architectural and historic interest of the building.

EXTERNAL

Planning Panel

3.8 No response to date.

Publicity

3.9 The application was publicised by site notice, press notice and letters of neighbour notification. The deadline for comments was 10.1.08. No written representations have been made.

4.0 APPRAISAL

KEY ISSUES

4.1 The special historic interest of the listed building

RELEVANT PLANNING POLICY

4.2 PPG15: Planning and the Historic Environment states that it is the role of the planning system to strike a balance between promoting sustainable economic growth, making provision for development to meet the economic and social needs of the community and ... preserving the built and natural heritage.

4.3 Policy HE4 states that listed building consent will only be granted when there is no adverse effect on the character, appearance or setting of the building.

SPECIAL HISTORIC INTEREST OF THE LISTED BUILDING

4.4 There is justification for both the lift, which will improve disabled access and the works to the ceiling, which will lead to the re-opening of the South Gallery and physical alterations which restore views of the original roof. The works would have an acceptable impact on the special historic interest of the listed building and are thus supported.

5.0 CONCLUSION

5.1 The proposed works would enhance the condition of the building and improve access. The works in the South Gallery, will help restore the appearance of the original building and the lift in the archives will not lead to undue harm to its historic fabric. It is recommended consent is granted subject to conditions.

6.0 RECOMMENDATION: Approve

- | | | |
|---|--------|--|
| 1 | TIMEL2 | Development start within 3 yrs (LBC/CAC) |
| 2 | PLANS2 | Apprvd plans and other submitted details |

3 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 development and the works shall be carried out in accordance with the approved details.

- Measures for ultra-violet protection, including samples of U/V film, & full details of tensile structure, its fabric and installation.
- Any additional signage and its location.
- Manufacturers details of the lift.

Reason: So that the Local Planning Authority may be satisfied with these details.

4 A schedule and methodology of repair shall be provided for affected areas of the existing roof. The works shall be carried out in accordance with the details which shall first be agreed to in writing by the Local Planning Authority.

Reason: To preserve the special historic interest of the listed building.

5 New work shall be scribed around existing details except in the case of achieving fire separation between compartments and "making good" shall match the materials, quality and detail of surrounding work.

Reason: To preserve the special historic interest of the listed building.

6 Existing services and cabling shall be rerouted neatly with minimum number of fixings to avoid untidy appearance and unnecessary damage to fabric.

Reason: To preserve the special historic interest 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 special historic interest of the listed building. As such the proposal complies with Policy HE4 of the City of York Local Plan Deposit Draft.

INFORMATIVE

Measures should be agreed with relevant parties to provide protection to the building and its contents during construction.

Contact details:

Author: Jonathan Kenyon Development Control Officer

Tel No: 01904 551323