

## COMMITTEE REPORT

**Committee:** West/Centre Area                      **Ward:** Guildhall  
**Date:** 19 March 2009                                **Parish:** Guildhall Planning Panel

**Reference:** 09/00106/LBC  
**Application at:** 8 Peckitt Street York YO1 9SF  
**For:** Raising of retaining wall and railings, and temporary flood barriers, in connection with flood defence scheme at 8 Peckitt Street, 1-3 Friars Terrace and 4 South Esplanade  
**By:** City Of York Council  
**Application Type:** Listed Building Consent  
**Target Date:** 20 March 2009

### 1.0 PROPOSAL

1.1 The proposal seeks listed building consent for the raising of the parapet wall and railings and creation of temporary flood barriers in connection with a flood defence scheme at 8 Peckitt Street, 1-3 Friars Terrace and 4 South Esplanade. A companion planning application is reported elsewhere on this agenda.

1.2 1-3 Friar's Terrace and no. 8 Peckitt Street form a terrace of four mid C19th houses, continuous with nos 1-5 South Esplanade, facing the River Ouse. They are elevated above a stone retaining wall which was the continuation of the south-west precinct wall of the C13th Franciscan Friary formerly occupying the area between Castlegate, the river and the city wall to the south-east. The houses are listed at Grade II and the wall, including the steps, is separately listed at Grade II. The structures are located within the Central Historic Core conservation area in a highly visible location.

1.3 This application is reported to sub-committee as it is a City of York Council application and an objection has been received.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest : City Centre Area 0006  
Conservation Area : Central Historic Core 0038  
City Boundary : York City Boundary 0001  
DC Area Teams : Central Area 0002  
Listed Buildings : Grade 2; 2 Friars Terrace York YO1 1SH 0970  
Listed Buildings : Grade 2; 3 Friars Terrace York YO1 1SH 0971  
Listed Buildings : Grade 2; Retaining Wall And Steps NE Side Of South Esplanade 0980  
Listed Buildings : Grade 2; 5 South Esplanade York YO1 1SJ 0972  
Listed Buildings : Grade 2; 1 Friars Terrace York YO1 1SH 0969  
Listed Buildings : Grade 2; 8 Peckitt Street York YO1 1SF 0968

## 2.2 Policies:

CYHE2

Development in historic locations

CYHE4

Listed Buildings

## 3.0 CONSULTATIONS

### INTERNAL

3.1 Design, Conservation and Sustainability - the proposal would be obvious and would have an adverse effect on the special interest of the listed buildings, however the proposal would copy the existing flood protection methods used in adjacent buildings and walls, therefore the proposals are justified to provide long term protection from flooding.

### EXTERNAL

3.2 Guildhall Planning Panel - Approves of the overall aim to protect the buildings from flooding however objects to the materials used - should be matching stone rather than brickwork.

3.3 Publicity - The application was advertised by press advert and site notice. One response of support was received from Cllr D'Agorne stating that the scheme would be an appropriate and cost effective solution to the regular flooding issue affecting these properties and would be in keeping with the architectural design of the conservation area and listed buildings.

## 4.0 APPRAISAL

### KEY ISSUES

Impact on visual amenity and historic character of the listed building

### RELEVANT PLANNING POLICY

4.1 Draft Local Plan Policy HE2 states that within conservation areas and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains, development proposals must respect ancient buildings, open spaces, landmarks and settings and have regard to local scale, proportion, details and material.

4.2 Draft Local Plan Policy HE4 states with regard to listed buildings that consent will only be granted for development where there is no adverse effect on the character, appearance or setting of the building.

4.3 Planning Policy Guidance Note 15: Planning and the Historic Environment states that the issues that are generally relevant to the consideration of listed building consent applications are:

- the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms.
- the particular physical features of the building (which may include its design, plan, materials or location) which design justify its inclusion in the list.
- the building's setting and its contribution to the local scene, which may be very important, e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby.
- the extent to which the proposed works could bring substantial benefits from the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).

#### IMPACT ON THE SPECIAL HISTORIC CHARACTER OF THE LISTED BUILDINGS

4.4 These four buildings (1-3 Friar's Terrace and no. 8 Peckitt Street) are more vulnerable to flooding than neighbouring properties which have a raised section of brickwork above the boundary wall. The scheme put forward in this application is to raise the existing boundary wall to the same height as that of the neighbouring properties, nos 1-5 South Esplanade, in order to achieve improved resistance to flood.

4.5 The extra height would be achieved in brickwork dowelled through to the stonework below to improve the effectiveness of the retaining function and to overcome any weakness at the point of connection between the two materials. Existing stone copings would be reused in their new location and the railings would be adapted and refixed in their higher location.

4.6 It would have been preferred for the entrance gate onto the esplanade, outside no. 3, to remain useable as an entrance; however this would have resulted in excessive disturbance to the existing wall and steps to achieve water resistance. So the proposal is to leave the gate in place and to continue the wall behind. The well will receive a pit containing a pump to assist in absorbing and discharging flood water. The gate will be hinged outwards so that it can be maintained.

4.7 The other area of flood risk is at the bottom of Peckitt Street where the steps are low and the low boundary wall of 8 Peckitt Street returns. It is therefore necessary to build up the outer walls of the steps in alignment with adjacent walls. The existing railings are to be repaired and refixed. Bollards are also to be provided at the bottom of Peckitt Street to protect the railings which have been damaged by turning vehicles. Also channels will be fixed into the solid upstands to receive demountable barriers.

4.8 Proposals would copy the method of flood defence already used in adjacent buildings and walls. The alterations would be obvious, however the minor adverse effect on the special interest of the historic buildings and structures is considered justified in order to protect the buildings from flooding.

## 5.0 CONCLUSION

5.1 It is considered that the proposed flood protection measures will not adversely harm the historic character and special interest of the Listed Buildings. Approval is recommended.

## COMMITTEE TO VISIT

**6.0 RECOMMENDATION:** Approve

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

2 PLANS2 Apprvd plans and other submitted details - Drawings Dec/006422/02 and 03 received 20.01.09

3 Prior to the commencement of work on site a detailed photographic survey of the wall, cross referenced to scale drawings shall be submitted to and approved by the local planning authority.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

4 Natural hydraulic lime mortar must be used in the reconstruction and alterations to the wall. Samples of pointing shall be carried out in agreed locations to be approved by the local planning authority prior to works commencing on site.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

5 The dowels attaching the brickwork and stonework shall be secretly fixed, i.e. so that they do not show on completion.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

6 The bricks and brickwork shall match that of the adjacent work to the boundary wall to the front of no's 1-5 South Esplanade.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

7 All materials removed in association with the alterations to the wall shall be reused unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

8 Prior to work commencing on site, a method statement detailing repairs,

alterations, redecoration and refixing of the ironwork shall be submitted to and approved by the local planning authority.

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

9 Details of the proposed bollards to be erected at the bottom of Peckitt Street shall be submitted to and approved by the local planning authority.

Reason: To protect the appearance and historic character of the conservation area.

10 Prior to the commencement of works on site, large scale details (1:5) of the following shall be submitted to and approved by the local planning authority:

- (a) any alterations to the tall gate and overhead railings leading onto the Esplanade
- (b) any alterations to railings, intermediate gates and their fixings
- (c) any alterations to the balustrade and handrail on the public steps
- (d) channel fixing detail for demountable barriers shown in context with the existing wall

Reason: To ensure the protection of the special interest and historic character of the retaining wall.

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### 1. REASON FOR APPROVAL

The proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the historic character and special interest of the listed buildings. As such the proposal complies with Policies HE2 and HE4 of the City of York Draft Local Plan and national planning guidance contained in Planning Policy Guidance Note PPG15: Planning and the Historic Environment.

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