

COMMITTEE REPORT

Date: 17 February 2011 **Ward:** Guildhall
Team: Major and Commercial **Parish:** Guildhall Planning Panel
Team

Reference: 10/02818/LBC
Application at: York City Art Gallery Exhibition Square York YO1 2EW
For: Demolition of single storey additions to side. Alterations to boundary walls and railings
By: Mr Michael Woodward
Application Type: Listed Building Consent
Target Date: 8 March 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application affects the City Art Gallery which is listed at grade 2 and the boundary wall at the south west corner of the site. The front of the City Art Gallery was constructed in 1878, with an extension at the rear added in 1952. The south west boundary wall is a consequence of fragmentation of the St Marys Abbey Precinct, it is thought to be contemporary with the construction of the gallery and prevents public access to the area behind King's Manor and the gallery from the Museum Gardens. The wall is connected to the St Mary's Abbey Precinct walls, which are grade 1 listed.

1.2 It is proposed to remove two single storey buildings attached to the north east side of the gallery to create an access to behind the gallery from Exhibition Square. In association the pavement would be surfaced to form a continuation of the stone surfacing in the square. A stone terrace would be created behind the gallery, which would be linked by a path to a new access to the Museum Gardens, through the wall at the south corner of the site.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Areas of Archaeological Interest GMS Constraints: City Centre Area 0006

Conservation Area GMS Constraints: Central Historic Core CONF

Listed Buildings GMS Constraints:

- Grade 1; St Mary's Tower St Mary's Abbey Remains 0485
- Grade 2; Railings And Gates Fronting Kings Manor 0618
- Grade1; City Walls St Mary's Tower To Bootham Tower 0611
- Grade 2; City Art Gallery Exhibition Square York 0615
- Grade 1; St Mary's Abbey Remains Precinct Walls

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 Records suggest that the single storey structures were added to the eastern side of the Gallery as stores / kitchens to facilitate the building's use as a school post 1890 and are likely to date from the early C20th. They are functional additions with the brick elements in a matching yellow grey brick to the main gallery walls with felted flat roofs and the timber boarded elements towards the principal elevation facing Exhibition Square. The removal of these elements is supported as they make no contribution to the special interest of the building. The timber element particularly being slightly incongruous.

3.2 The proposals involve removal of the low railings and gate between the north east corner of the gallery and the St Mary's Abbey precinct walls. These appear to survive as a remnant of railings which once enclosed the grassed area fronting Exhibition Square. They are of some interest, but their removal does not harm the special character of the building and its setting.

3.3 The steps to the basement have more substantial railings and a gate surrounding, and these abut one of the buildings which are to be demolished. There is a further gate in the same style and similar to the iron work found both here and on the railings to St. Leonard's Place. These elements should be retained and replicated to form the return element of the enclosure to the steps.

GUILDHALL PLANNING PANEL

3.4 No objection.

AMENITY SOCIETIES

3.5 No response.

PUBLICITY

3.6 No objections have been made.

4.0 APPRAISAL

Key issues

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 require that in considering applications for listed building consent, the local planning authority pay special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Policy

4.2 According to PPS5: Planning for the Historic Environment, the Government's objectives for planning for the historic environment is to deliver sustainable development. PPS5 recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term; it is desirable to enhance the significance of heritage assets, and of utilising their positive role in place-shaping.

Attachments to the City Art Gallery

4.3 The side extensions to the gallery are of single storey each with a lean-to roof. The structures overlay detail/features of the original elevation. Removal would enhance the historic and architectural understanding and appearance of the building, through restoration to the original configuration. As such these works are compliant with PPS5 and are fully supported. A gate to control access to the rear of the gallery is also proposed. In principle this is not objected to, however precise details of the construction and location are required. Officers are satisfied these can be agreed as a condition of approval.

External works and works to the wall

4.4 As part of the proposals for restoring the site behind the gallery to a garden, it is proposed to introduce a stone terrace to the immediate rear of the gallery, and provide a path and level access into the Museum Gardens. The wall through which the access would be created is thought to be contemporary with the construction of the gallery (it shows up on historic maps between 1850 and 1890). The gallery was introduced at a time when the original gardens were sub-divided. It is an aspiration of the Museums Trust, as identified in their conservation management plan, to enhance the area behind the gallery and again make this area accessible from the Museum Gardens. The proposed works will allow such public access, and assist in returning the garden to its original configuration. As such there are what English Heritage regard as 'heritage benefits' from this work. There would be no significant harm to heritage assets by the works to the wall. The works are compliant with policy and are supported.

4.5 It is proposed to re-align the kerb that encloses the grassed area to the south east of the gallery, to allow a wider entrance past the side of the gallery. This is a minor change, which will allow improved access to the space behind the gallery (which it is proposed to open to the public). Enabling public access and improving viability of the gallery, which occupies the listed building, are heritage benefits which justify this proposed change.

5.0 CONCLUSION

5.1 The proposed works would have significant benefits to the appearance of the main building, by removing later attachments, and subject to agreement of large scale details, the external works will preserve the setting. It is recommended consent be granted.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

2 PLANS1 Approved plans

3 Large scale details (at 1:10 or 1:20 scale) 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.

- a) Gates and railings to east side of gallery building.
- b) Any new lighting, to include location, manufacturers details and means of fixing.
- d) Access gate to Museum Gardens.

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

4 Disturbed areas of the existing fabric shall be made good in materials and details matching adjacent surfaces. Making good of railings which enclose the stairs to the basement at east side of the gallery shall match the existing railings in all respect.

Reason: In the interests of the 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 special historic interest of the listed building and its setting. As such the proposal complies with Policy HE4 of the City of York Development Control Local Plan.

SCHEDULED ANCIENT MONUMENT CONSENT

You are reminded that the St Mary's Abbey Precinct is in part a Scheduled Ancient Monument and consent may be required for alterations. You should contact English Heritage in this respect for further clarification.

Contact details:

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