

## COMMITTEE REPORT

**Date:** 27 April 2011                      **Ward:** Guildhall  
**Team:** Major and Commercial      **Parish:** Guildhall Planning Panel  
Team

**Reference:** 11/00342/LBC  
**Application at:** The Purey Cust Nuffield Hospital Precentors Court York YO1 7EJ  
**For:** Conversion of former Nuffield Hospital including part demolition to form 3no. apartments and 9no. houses  
**By:** York YO1 Property LLP  
**Application Type:** Listed Building Consent  
**Target Date:** 14 April 2011  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application relates to the former Nuffield Hospital site which is to the north of Precentor's Court and northwest of the Minster. The site is within the Central Historic Core conservation area close to the West front of the Minster within an area which formed part of the Minster precinct adjacent to Dean's Park. In spite of being contained within high walls the buildings are highly visible from the city walls and within Dean's Park. The building, the boundary walls and gateways and the Purey Cust Lodge building are grade 2 listed.

1.2 This application relates to the early C19th (1824-25) purpose-built residence for Minster Canons, Purey Cust Chambers (stone building in Tudor "Gothick" style at the north end of the site), and the attached former nursing home designed by Walter Brierley and constructed between 1914-16. An extension was added between the buildings in 1983 and at this time the Purey Cust Chambers were given grade 2 listed building status. The Nursing Home building is not discussed in the listing, although it is listed by virtue of its connection.

1.3 The buildings have been mostly vacant since the hospital moved to its new site on Haxby Road around 2006. The buildings are now fully empty as the administration function, which initially remained on site, has also relocated.

1.4 It is proposed to convert the buildings into residential use. The link between the two buildings would be closed and the Purey Cust Chambers would again become independent, providing a single house, with a basement level garage at the northwest side in replacement of a C20 extension which would be removed. The former nursing home would be converted into 8 no houses, with the southwest wing off Precentor's Court divided as 3 single flats on each of its three floors, with their own access from Precentor's Court. Access for the houses would remain through the archway opposite the West Front of the Minster. The car-parking and green landscape would be rearranged to serve the individual dwellings. There would be minor modification to the stone walls within the site to give access to, and improve outlook for house 8.

## 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 GMS Constraints:

Grade 2; Purey Cust Chambers Dean's Park

Grade 1; Arcade Of Former Archbishops Palace \_ Gates \_ Railings

Grade 2\*; 10 Precentors Court York YO1 2EJ

Grade 2; Dean's Lodge Walls And Gateways Dean's Park

Scheduled Ancient Monuments GMS Constraints: SMR 13280 York Minster Precinct Inc. Section of City Walls

### 2.2 Policies:

CYHE4      Listed Buildings

## 3.0 CONSULTATIONS

### Design Conservation and Sustainable Development

3.1 In general the scheme fits well within the existing parameters of the site and there is little disturbance to significant elements of the buildings and structures. The heritage value of both buildings would be improved in different ways: the original interior of Purey Cust Chambers would be better revealed and its setting enhanced, views onto the Brierley building from the city walls would be enhanced due to removal of later additions. Officers welcome the scheme as helping to conserve important historic buildings at the heart of the conservation area. The following issues have been raised:

#### Purey Cust Chambers (proposed house 9)

3.2 Most of the original internal layout would be reinstated by removing inserted partitions and false ceilings and by blocking newly created openings. The entrance lobby would be re-created, blocking to windows would be removed and former windows reinstated where the two storey wrap-around late C20th extension would be taken away. Outside the attached concrete ramp to the northwest would be removed in favour of stone steps and the amount of hardstanding would be reduced. Officers have asked for details electrical and plumbing routes as those existing are within false ceilings which are to be removed.

#### Former nursing home

3.2 A series of extensions of varied character were added to the elevation facing city walls in the late C20th and these have removed most of the open space to the northwest. The rear elevations would be re-created by removing these additions and non-original chimneys. Windows would matching existing, though a string course would be introduced to assist with the change between new and existing brickwork.

Small conservatory extensions have been proposed to the two units which have smaller ground floor footprints. These extensions are not objected to although officers consider permitted development rights should be controlled to avoid piecemeal future additions.

3.3 Front entrance doors would be inserted within every other window opening and their detailed design would be based on a simpler form of the stone framed surround of the existing main entrance. The entrances would cover the characteristic brick keystone detail of the windows and it is asked the stone be cut so the detail can be retained in place (if possible).

3.4 Internally most of the rooms have been opened up and suspended ceilings have been inserted. Fire-places have been blocked and modern finishes dominate. Proposals would necessarily cut across the spine corridor to create new party walls, though this area would be reused for stairwells (requiring rooflights) and the cellular nature of the front rooms would be revealed.

#### External landscaping

3.5 Although front gardens will improve the immediate setting of the new houses officers were concerned that the extent of car-parking, in the original configuration, would undermine the appearance of the site from the entrance drive and views into the site through the gateway outside the West Front.

#### **Guildhall Planning Panel**

3.6 Support the application.

#### **English Heritage**

3.7 Support the application. Advise that the archaeological impact, caused by the introduction of the basement garage, can be mitigated through the required Scheduled Ancient Monument Consent.

#### **National Amenity Societies**

3.8 No responses have been received to date.

#### **Publicity**

3.9 No representations have been made.

### **4.0 APPRAISAL**

#### **Key issues**

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent, the local planning authority

shall have 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 PPS5: Planning for the Historic Environment makes a presumption in favour of conservation. Alterations must be justified. However it also recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. In determining applications local planning authorities should weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and recognize that the greater the harm to the significance of the heritage asset, the greater the justification will be needed for any loss.

## **Assessment**

### **Demolition**

4.3 The buildings are vacant and unsympathetic extensions at the rear of both have been added. The scheme is welcomed as it will allow occupation of the buildings and there will be a significant improvement to the appearance and setting of each, by the removal of the late C20 additions, restoring the original rear elevation and space around the buildings.

4.4 The proposed garage to the Purey Cust Chambers would replace, and predominantly be on the footprint of, a 1980's extension of red-ish brick with pantile roof. The existing extension covers a predominant part of the Purey Cust Chambers elevation which faces the city walls. The garage would be around 4m lower. It would have a flat, sedum roof, which would step down so where it met the building it would avoid the window detailing. In relationship to the structure it would replace, the proposed garage would be less prominent, and when viewed from the elevated city walls the green roof would appear appropriate in its context. Overall there would be an improvement to the appearance of the listed building.

### **Internal Alterations to Purey Cust Chambers**

4.5 Throughout the building partitions were inserted to accommodate the consultancy rooms associated with the former hospital use. Whilst new partitions would be installed for en-suites, generally the proposed development restores internal spaces to their original size and configuration. Also the original entrance arrangement would be re-instated. A condition is proposed to cover the electrical and servicing requirements to the building; otherwise overall the proposed use is sympathetic to the listed building's original layout.

### **Changes to the C20 area (Brierley Building)**

4.6 The interior of the Brierley building where the other 8 houses and 3 apartments are proposed is predominantly modern. Splitting the building into a series of houses necessitates the addition of stairwells, which would be added within the central

corridor area. The changes to the building's interior can occur without any loss of fabric of historic or architectural importance.

4.7 The considerable gain from the proposals is the restoration to the exterior of the building to its original appearance, through the demolition of later additions at the rear of the building. The front elevation would also be altered to create entrance doors to each house, two single storey extensions at the rear would be added and additional rooflights.

4.8 The approach to the entrance doors is to adapt existing windows and retain the lintels to the windows behind the doorcase. The detailing to the doors and surrounds is based on the inner frame to the (original) main door. Doors could not simply be inserted into the existing window frames in this case due to the width of the openings. The creation of access doors is necessary to accommodate the proposed use, which is adequate justification, given that it will secure the long term future occupation of the building. The justification outweighs the harm caused by the alteration to the original main elevation of the building.

4.9 The rear extensions will be subordinate in footprint and height. A condition would secure their detailing and materials. There would be 1 new rooflight to the front elevation and 7 to the rear, to provide natural light to the central stairwell areas (thus improving environmental performance). The rooflights would be around 700mm by 700mm. Their appearance (conservation type that would not stand proud of the roofslope) can be secured through a condition. Given that overall the scheme significantly enhances the rear elevation, the addition of a number of rooflights, which are reasonably justified, can be accepted.

### Setting

4.10 The stone wall that presently divides the site will be altered to gain a pedestrian access to one of the houses and also to improve outlook from that house. The wall has been altered over time. The location of the proposed opening, and extent the wall would be cut back have been identified taking into account the age and condition of the wall. The areas to be lost have been subject to repairs (in the case of the pedestrian access) and rebuilt (where the wall would be cut back). The changes are justified and will not have an undue impact on the historic importance of the wall.

4.11 Within the grounds of the Purey Cust Chambers the existing car parking area will be replaced with landscaping which will improve the setting of the listed building. The existing car park at the site is secluded by landscaping and directly outside the existing C20 building. The proposed layout makes the car parking more prominent on entering the site. The configuration has however been amended to introduce an area of planting to screen the spaces from the main entrance. The existing configuration would not be suitable; the arrangement proposed improves the setting for the houses, giving each a front garden to overlook rather than a parking spaces. Overall the amount of hardstanding on-site is reduced and the planting scheme can, to an extent, break up the appearance car parking. On balance the external layout improves the setting of the buildings onsite.

## 5.0 CONCLUSION

5.1 The proposed development is welcomed in principle as it secures the long term future of the listed buildings. The scheme improves the existing appearance and setting through the removal of unsympathetic additions and considerably restores the Purey Cust Chambers to their former appearance. The scheme complies with PPS5 and policy HE4 of the Local Plan.

## 6.0 RECOMMENDATION: Approve

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

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

Proposed site plan 202B

Existing plans and elevations: 223, 220A, 221A, 222, 228, 210, 211.

Floor plans showing layout of Brierley building: 227A, 224A, 225A, 226A, 229A.

Floor plans specific to Purey Cusp Chambers: 260, 261A, 262, 263.

Proposed elevations: 212A, 213.

Proposed garage: 281.

Proposed doors to Brierley Building: 250.

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

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

- a) All boundary walls, gates, fences and other boundary treatments. Where amendments to existing boundaries are proposed large scale details, accompanied by a method statement and specifications shall be provided. Walls shall be recorded to an agreed specification prior to works commencing.
- b) Amendments to the main staircase in the Purey Cust Chambers including the gallery, under-soffit partition, alterations to the high level window, and balustrade.
- c) New windows and window reveals (to match existing). Samples of film to be supplied for where obscure glazing is required.
- d) Rooflights (to be conservation type and not stand proud of roofslope)
- e) Details of typical alterations to one of the houses (1-8 on plans) to be provided, showing before and after conditions with plans and wall elevations, and staircase details at each level. To include interior and exterior elevations.

- f) Rear extensions to houses 3 and 7. To be shown in context and specify external materials and finishes.

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

4 A schedule of doors within the Purey Cust Chambers building showing details of new doors and where doors are being removed, reused or remade. The schedule shall be cross-referenced to plans and submitted to and approved in writing by the Local Planning Authority prior to the commencement of works in said building and the works shall be carried out in accordance with the approved details.

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

5 A door and window schedule shall be provided giving details of joinery, window cills and heads, reveals, and thresholds at the Brierley building. Details shall be based on existing within the building. The stone surrounds for the new entrance doors shall be built over existing key-stones.

The schedule shall be cross-referenced to plans and submitted to and approved in writing by the Local Planning Authority prior to the commencement of works in said building and the works shall be carried out in accordance with the approved details.

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

6 A schedule of fireplaces shall be provided showing alterations to chimney-pieces. The schedule shall be cross-referenced to plans and submitted to and approved in writing by the Local Planning Authority prior to the commencement of works and the works shall be carried out in accordance with the approved details.

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

7 Samples of the external materials to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any such development. The development shall be carried out using the approved materials. Rainwater disposal goods shall be cast iron to match the existing and decorative fittings shall be retained.

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

8 A method statement shall be submitted explaining how plumbing services and wiring will be integrated. The statement shall be accompanied with A3 sized plans showing service runs and ducts and locations and details of any external gills and flue outlets shall be provided. Pipework and ductwork shall not damage existing skirtings, cornices and other details.

The schedule shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works and the works shall be carried out in accordance with the approved details.

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

9 All making good shall be carried out to a high standard and to match existing surfaces materials and details. Existing details such as skirtings and covings shall be scribed around when new partitions or fixtures are being introduced.

10 A schedule of repairs 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.

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

### **Contact details:**

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