



# THE GUILDHALL, YORK

Key Views Analysis





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## THE GUILDHALL, YORK

### Key View Analysis

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Site plan with the main heritage assets and features marked



# 1 Introduction

## 1.1 Purpose of the Key Views Analysis

*'Views play an important part in shaping our appreciation and understanding of England's historic environment... Some of those views were deliberately designed to be seen as a unity... Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development. The existence of such views, often containing well-known landmarks and cherished landscapes, enriches our daily life, attracts visitors and helps our communities prosper' (Chris Smith, National Planning Director, English Heritage 2011, 3).*

The City of York Council is considering the future of the York Guildhall and adjacent buildings within the complex as part of rationalising its current use of the site in advance of moving into its new headquarters at West Offices. The site comprises the Guildhall complex and land in Council ownership between the river and Lendal Bridge. The principal components are:

- The Guildhall with 15th century origins and incorporating Common Hall Lane.
- The Mansion House built in 1725-1733.
- Early 19th century Council offices built 1808-1810 (the Atkinson Block).
- Council Chamber with additional offices built 1888-1891.
- The c.1900 century Southern Range.
- The c.1900 century Guildhall Annex.
- Various 1940s-1950s single storey 'hutments'.

- Yards, freestanding walls and other passageways off the public highway and York Boats repair yard and slipway to the River Ouse.

As part of this project Purcell Miller Tritton have been commissioned by the local authority to undertake a Statement of Significance and Options Appraisal for the site. The Statement of Significance sets out the origins and historical development of the Guildhall complex, what survives today and how significant the site is using the heritage values set out by English Heritage (2008) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. This informs an Options Appraisal to explore opportunities for innovative uses for the site that address the potential for retrofitting the existing buildings for energy efficiency; to develop more flexible uses of the space; and to improve public access to, and use of, the east bank of the River Ouse.

As recognised in the consultation guidance from English Heritage (2011) *The Setting of Heritage Assets*, 'The heritage significance of places derives not only from their physical presence, but also from other attributes including their relationship with their surroundings, particularly their setting'. The setting of the Guildhall, and the contribution this makes, is included within the Statement of Significance. Due to the statutory sensitivity of the site and the importance of views in contributing to the significance, it was decided at the outset that this Analysis of Key Views will accompany the Statement of Significance and inform the Options Appraisal. The draft Core Strategy of York's new

Local Development Framework makes the protection, preservation and enhancement of significant views a strategic objective of the City.

## 1.2 Authorship

This report has been prepared by Liz Humble, Heritage Consultant, Purcell Miller Tritton following agreement of the principal key views and methodology with Bob Sydes, Heritage Renaissance Officer, City of York Council. The graphics supporting the text have been compiled and produced by Liz Humble and Lesley Cooper, Purcell Miller Tritton.

## 1.3 Scope of the Study and Methodology

The scope of this study is confined to the York Guildhall and has been prepared in-line with English Heritage Guidance (2011) *Seeing the History in the View*. This study analyses the principal views of the Guildhall and a selection of views from the Guildhall in order to identify the most significant views and views which contain features which are intrusive and have the potential to be enhanced to better reveal/display the significance of the heritage asset. Key views are defined as those that best capture and express the essential character of the Guildhall and its setting.

A series of long, mid range and short distance views of the Guildhall were identified for this project; four long range, four mid range and eight short range. The views selected have been agreed in consultation with Bob Sydes, Heritage Renaissance Officer.

The photographs were taken using a Sony Cybershot DSC-H7 digital camera on the 14 and 19 October 2011. Each view point was marked on a map.

The selected views have been analysed to identify the heritage assets within them. These assets include listed buildings and locally listed buildings. These also fall within the York Central Historic Core Conservation Area. The assets are briefly described in terms of their history and significance. The report concludes by outlining the significance of the views and opportunities for enhancement.



# 2

## Legislation and Guidance Documents

### 2.1 Definition of Views Setting and Relationship to Character, Context and Curtilage

Planning Policy Statement 5: Planning for the Historic Environment (PPS5) defines setting as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* The Historic Environment Planning Practice Guide supporting PPS 5 provides further guidance as follows (with the relevant paragraph numbers cited).

*'(114) The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another's setting.'*

*(115) Setting will, therefore, generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.*

*(116) The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house and the fortuitously developed multi-period townscape around a medieval church may both contribute to the significance.*

*(117) The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.'*

Views can be an important way in which we experience heritage assets and an area's character and sense of place. This report has been written in line with English Heritage's approach to assessing heritage significance within views *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (English Heritage, 2008) and examines the setting of the York Guildhall.

### 2.2 Designations

The following designations apply to the York Guildhall:

- York Guildhall: Grade I Listed.
- Council Chamber and Municipal Offices: Grade II Listed.
- The site falls within the boundary of the York Central Historic Core Conservation Area.
- The site lies within the Area of Archaeological Importance.
- The site lies within the Central Shopping Area Character Area as defined by the draft York Central Historic Core Conservation Area Appraisal.

Many of the buildings within the immediate context of the Guildhall are also listed as shown on the plan opposite.

### 2.3 National and International Legislation and Guidance Documents

The heritage values of views regarding heritage asset(s) in their context are crucial to the issue of setting. The desirability of protecting the settings of important heritage assets is well established in UK statute and in national policy guidance. Sections 16(2) and 66(1) of the **Planning (Listed Buildings and Conservation Areas) Act 1990**, Chapter 9 refer to setting.

Section 16(2) states:

*'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.'*

Section 66(1) states:

*'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses.'*

The importance attached to setting is also recognised by the Government's Planning Policy Statements. The general requirement on planning authorities to enhance and protect the historic environment, landscape, and townscape character, is set out in **Planning Policy Statement 1: Delivering Sustainable Development** (ODPM 2005). National planning policy on development affecting the setting of a heritage asset is set out in **Planning Policy Statement 5: Planning for the Historic Environment** (PPS5).







- Policy HE8.1 of PPS5 confirms that the effect of a planning application on the setting of undesignated heritage assets is a material consideration in the determination of that application.
- Policy HE9 confirms that the significance of a designated heritage asset can be harmed or lost through development within its setting and sets out the basis on which local planning authorities should weigh the public benefit of a proposal against the harm to an asset's significance, including through development within its setting.
- Policy HE10 obliges local planning authorities to identify opportunities for changes in the setting of heritage assets that would enhance or better reveal their significance and to treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal, significance. It is more explicit on how harm can be done to the setting of a designated asset and reiterates the obligation on local planning authorities to weigh the harm arising from a development within the setting against the wider benefits.
- Additional policies relating to, or affecting, setting are HE 1.2, 6.1, 7.1, 7.2, 7.4, 7.5, and 11.1.

Concise guidance on the implementation of these policies is provided in paragraphs 113-124 of the **Historic Environment Planning Practice Guide** that supports PPS5, with additional references in paragraphs 44, 54, 58, 63, 70, 79, 80, 83, 98, 110, 111, 142, 175, 177, 179, 180 and 191.

The importance of protecting the setting of heritage assets is also recognised internationally. For example, in the **Xi'an Declaration** (ICOMOS 2005), which recognises the importance of protecting the settings of heritage structures, sites or areas, and in the **Washington Charter** (ICOMOS 1987), which underlines how important it is that new development reflects the historic character and functions of urban areas, the relationship between buildings and green spaces, and the relationship of the town to its surrounding setting.

Article 3 of the **European Union Environmental Impact Assessment Directive** (85/337/EEC as amended by 97/11/EC and 2003/35/EC) requires the appropriate identification, description and assessment of the direct and indirect effects of projects on - inter alia - landscape, material assets and cultural heritage. Article 4 of the Directive stipulates that where consideration of cases is being undertaken to determine whether Annex II projects should be subject to an environmental assessment, selection criteria (Annex III) should have due regard to the environmental sensitivity of 'landscapes of historical, cultural or archaeological significance'.

## 2.4 Local Plan Policies and Guidance

The draft Core Strategy of York's new Local Development Framework makes the protection, preservation and enhancement of significant views a strategic objective of the City. The Core Strategy Heritage Topic Paper (2011) as part of the emerging LDF identifies the following principal characteristics of the City, many of which are represented in the main views:

- Strong urban form.
- Compactness.
- Landmark monuments.
- Architectural character.
- Archaeological complexity.
- Landscape and setting.



# York Guildhall and Its Setting: Description

## 3.1 Area Location

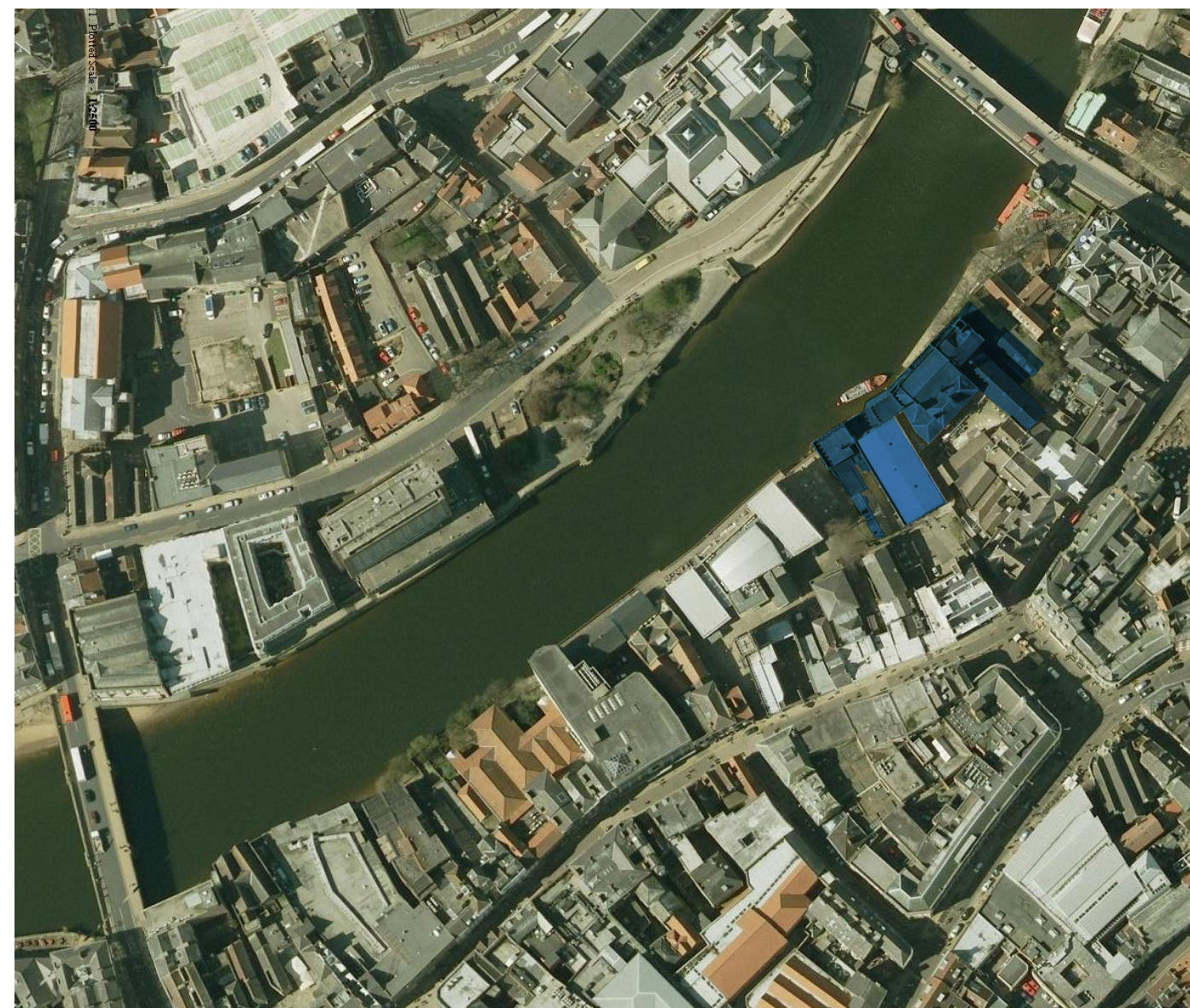
York Guildhall is situated on the east bank of the River Ouse near Lendal Bridge in York's City Centre. This is a densely urban and commercial area with many shops, restaurants, public houses and offices. Late 19th and 20th century Council offices, committee rooms and Members and staff offices form north and south extensions to the Guildhall. To the east is the Mansion House whilst the River Ouse forms the western boundary. The focus of each of the views will be the Guildhall but part of the wider complex and setting will be captured in the mid and long range views.

## 3.2 Description of the Assessment Area

The Guildhall is located in the Central Shopping Character Area (Character Area 11 in the York Central Historic Core Conservation Area Appraisal). The area has been the commercial heart of the city for over 1000 years and it, together with the riverfronts between Lendal Bridge and Ouse Bridge, has responded to the pressure for change with a variety of building designs. The Guildhall complex is described in detail in the Statement of Significance (Purcell Miller Tritton 2012).

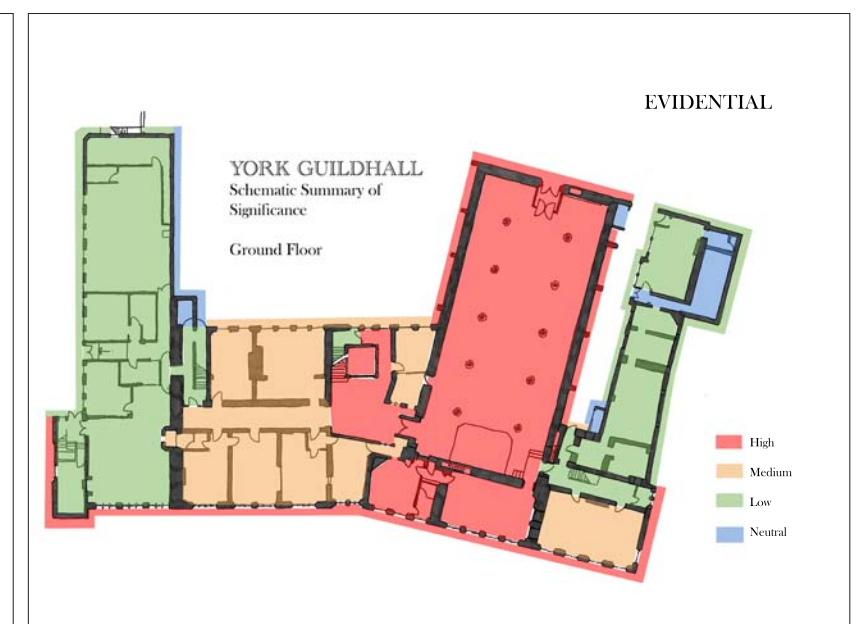
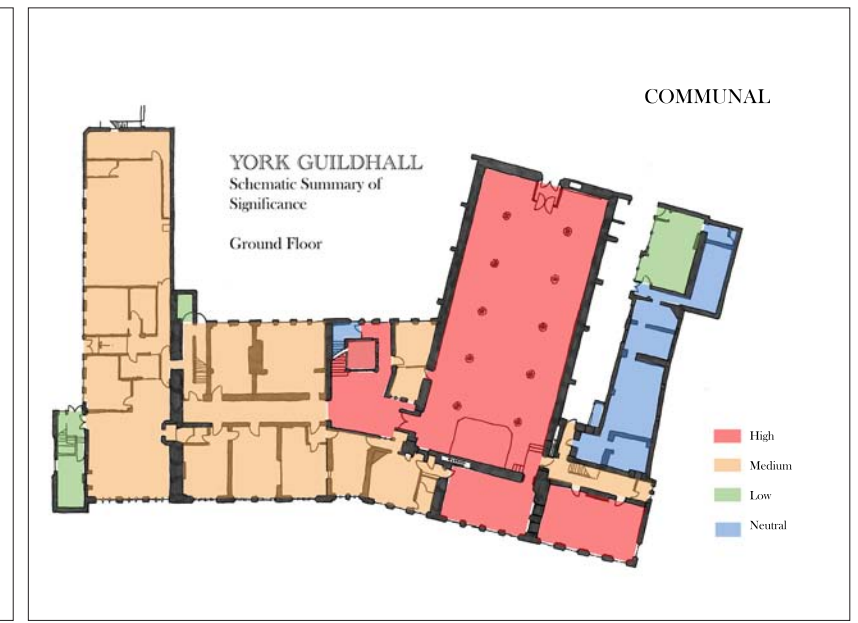
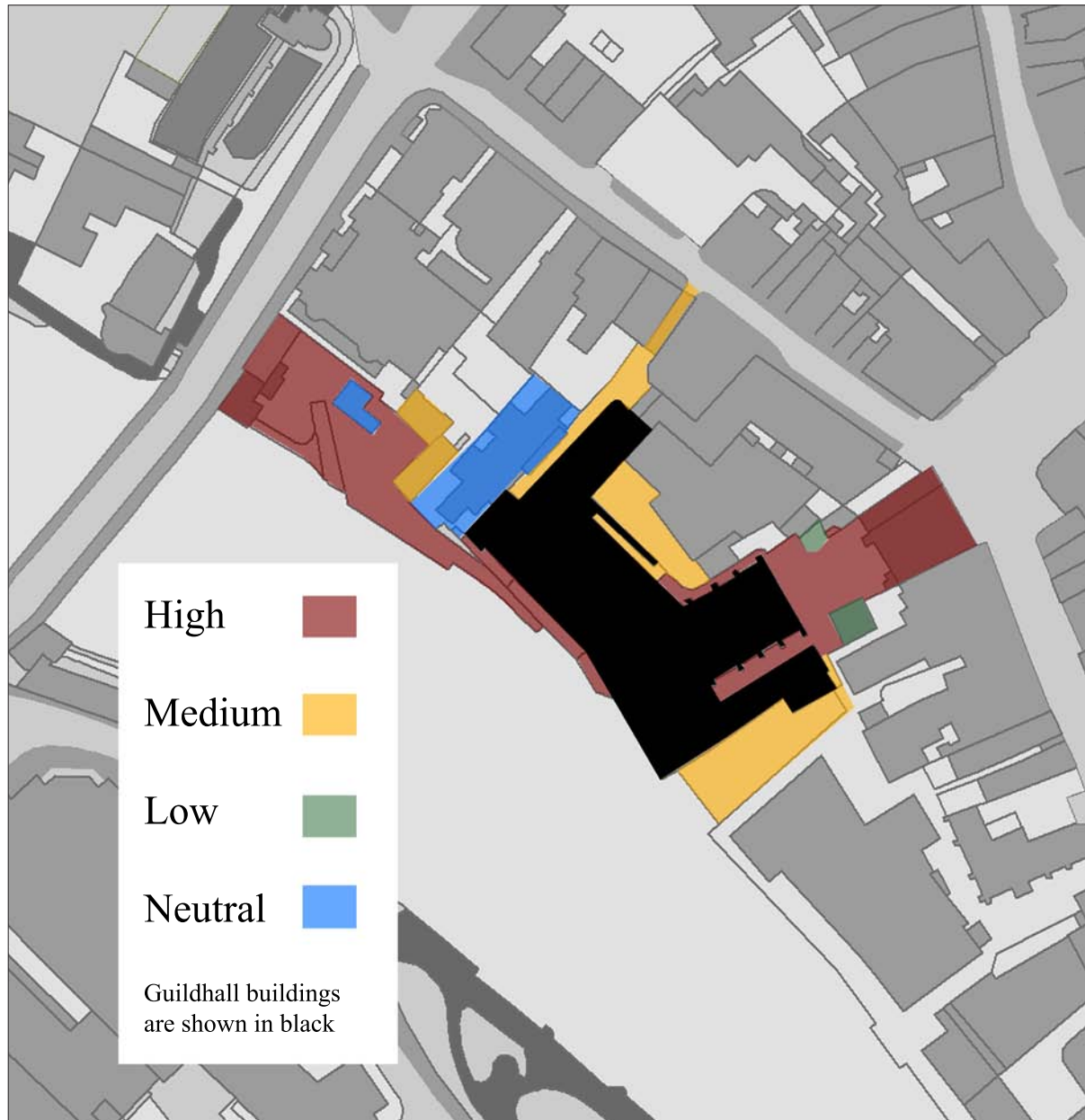
The Guildhall is approached from St Helen's Square where Stonegate, (once aligned with the Roman bridge over the River Ouse), Coney Street (which was considered the City's principal street by the early 14th century, presumably due to its proximity to the Ouse) and Lendal all meet. The deep plots and surviving water

lanes from Coney Street to the river frontage along the east bank, including Common Hall Lane under the Guildhall, reveal the long-standing and profitable river trade crucial to the growth of the city. Much of this trade was formerly conducted from warehouses lining the banks, in particular the west bank. St Helen's Square is part of the 18th century move towards the "civic improvement" of the City Centre which had become very densely built up. It provides a fine open vantage point from which to view the Mansion House and the access to the Guildhall through its former carriageway passage. The Guildhall is largely hidden from view from these streets and St Helen's Square. As the following views demonstrate, the only long and mid range views of the Guildhall are available from the bridges and west bank of the Ouse.



York Guildhall in its local context ©Crown copyright and Landmark Information Group Limited 2011





Significance of the spaces around the Guildhall (Statement of Significance, Purcell Miller Tritton, 2012.)



# 4 York Guildhall: Key Views

## 4.1 List of the View Points

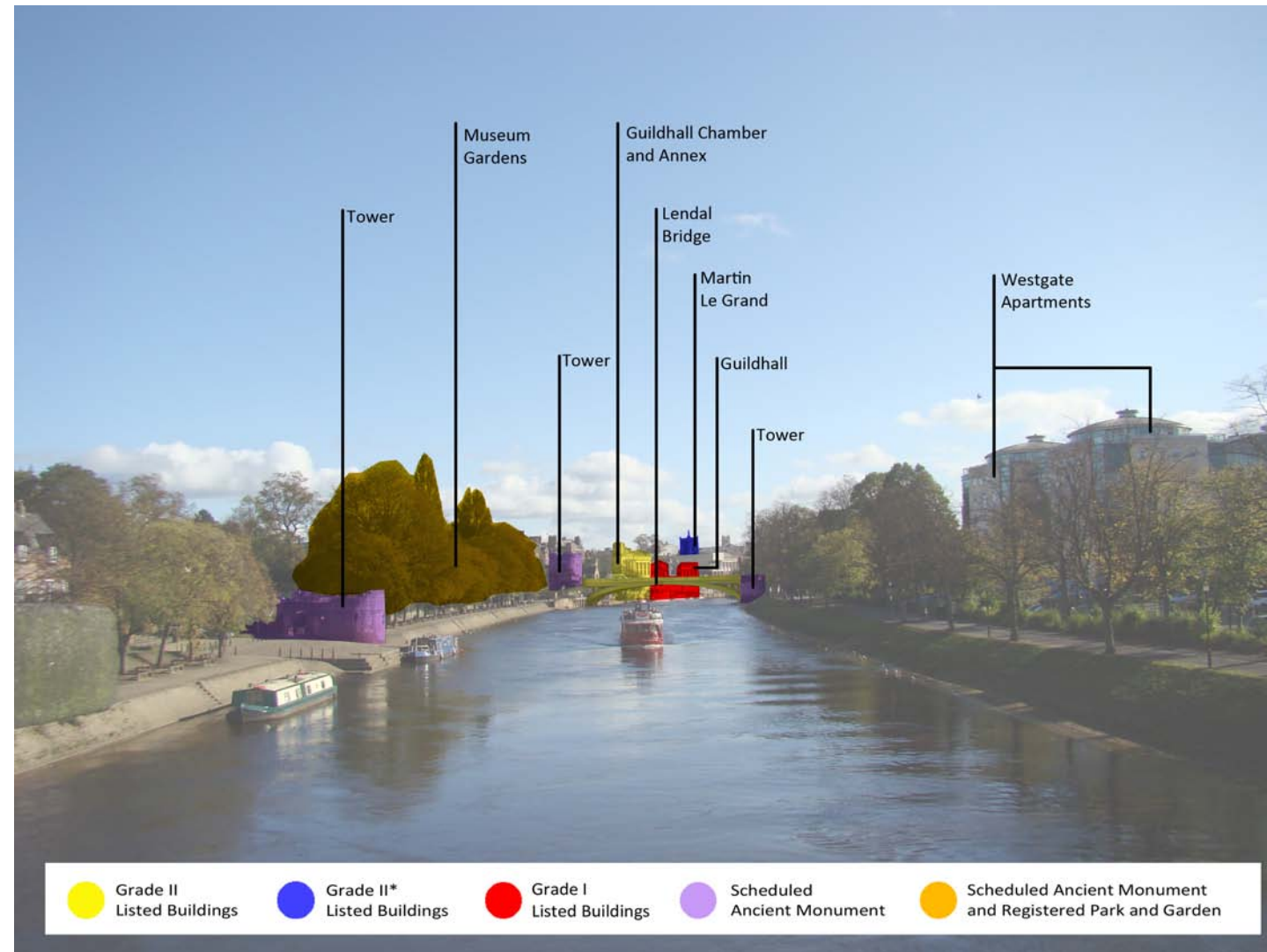
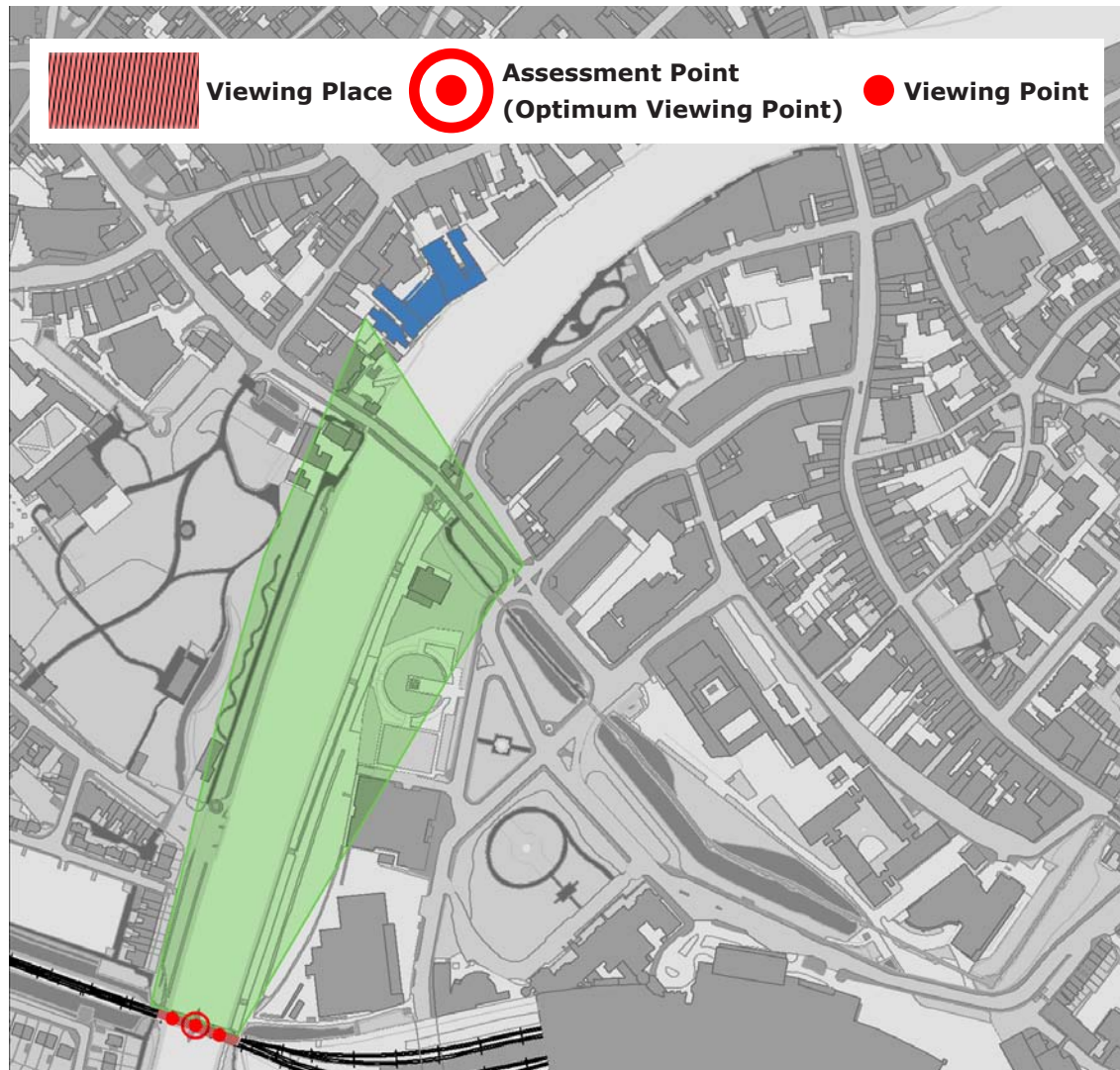
The key views of the Guildhall have been divided into long, mid and short range views. These are illustrated on base maps following the terminology used by English Heritage in *Seeing the History in the View* (2011). The **Viewing Place** (shown by red hatching) is the area within which the **Assessment Point** (shown by a red spot with a red ring which marks the best place to view the site i.e. the optimum Viewing Point) and any additional **Viewing Points** are located.

Number	Location
<b>Long Range Views</b>	
1	Scarborough Railway Bridge
2	Riverfront Walk by Park Inn
3	Ouse Bridge
4	Skeldergate Bridge
<b>Mid Range Views</b>	
5	City Walls over Station Road
6	Lendal Bridge
7	Riverfront Walk by Wellington Row
8	North Street Gardens
<b>Short Range Views</b>	
9	Riverfront walk by The Yorkshire Herald (now Revolutions bar)
10	St Helen's Square
11	Mansion House Carriageway Passage
12	Common Hall Yard
13	Early 20 <sup>th</sup> Century Southern Range
14	Early 20 <sup>th</sup> Century North Annex
15	Passage and Yard Outside Early 20 <sup>th</sup> Century North Annex
16	Boat Hire Yard



## 4.2 Long Range Views

### 4.2.1 View Point 1: Scarborough Railway Bridge





### Location

Scarborough Railway Bridge

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s):

- Grand panoramic sweep with the Guildhall forming a central position in the background within its local riverside context.
- The view is taken from a railway bridge also used by pedestrians and cyclists and is therefore a well-known and frequently seen view of the Guildhall on the River Ouse.

### Kinetic Views

Moving across the bridge enables dynamic views of the Guildhall and riverbanks.

### History of the View from this Viewing Place

This view is dominated by the River Ouse. The pleasure craft heading towards Scarborough Bridge and the moored narrow boats indicate modern tourism and leisure uses of the river. However, this was historically a working river used for industry and transporting raw materials and goods. Scarborough Railway Bridge was built in 1845 and was only the second (surviving) bridge to span the Ouse in York (the first being Ouse Bridge). Thus this panoramic view of the river, Museum Gardens, city walls and towers and buildings lining the river was made possible by the construction of this bridge in 1845.

The Museum Gardens are almost contemporary with this view as they were laid out by Sir John Murray Naesmyth for the Yorkshire Philosophical Society in 1844, designed to provide private pleasure grounds for members of the society which formed an appropriate setting for the museum and various ancient monuments. It also incorporated a botanical garden. The medieval tower in the foreground is part of the precinct wall of St Mary's Abbey whilst those medieval towers in the background by Lendal Bridge are part of the city walls. Lendal Bridge was added slightly later in 1861-1863 by Thomas Page. It is a cast iron single span bridge.

### List of Heritage Assets and Description of the View

The east bank of the River Ouse between Scarborough and Lendal Bridges is rich in heritage assets. Within the **Museum Gardens (a Scheduled Ancient Monument and Registered Park and Garden)** are several listed buildings. The gardens are particularly important as they contain Roman standing remains (the west corner of the Roman fort of Eboracum), medieval remains (St Mary's Abbey, the Hospitium, the remains of St Leonard's Hospital Chapel and undercroft and the city walls) and 19th and early 20th century additions (the observatory and Yorkshire Museum). This rich history is largely lost behind the tree growth lining the public footpath along the River Ouse but two adjacent medieval towers are visible. In the foreground is the **tower of the precinct wall of St Mary's Abbey (Scheduled Ancient Monument)** and closer to Lendal Bridge is **Lendal Tower (Grade I and a Scheduled Ancient Monument)**. It is part of the city walls. On the opposite side of the river is a further **tower (Scheduled Ancient Monument)** which is also part of the former defences of the city walls. On the west bank of the river behind the line of trees by the public footpath are the **Westgate Apartments** constructed in the 20th century on formerly open riverbanks and fields.

Beyond **Lendal Bridge (Grade II)**, are a cluster of buildings, most prominent of which is the **Guildhall (Grades I and II)**. The principal four phases of work can be seen in this view – the medieval Inner Chamber and upper part of the gable of the Guildhall, the c.1810 extension, the 1888-1889 Council Chamber and the c.1900 annex.

### Significance of the Heritage Assets

In addition to the medieval Guildhall and c.1810 extension, the most significant of the heritage assets in this view are the three medieval towers which demonstrate the fabric and location of part of the precinct of St Mary's Abbey and York city walls and have high evidential value as part of the monastic and defensive medieval history of York. The aesthetic value of this view is high and demonstrates York's historic and tranquil character. The social/tourist value is also high with frequent pleasure boat trips for visitors to enjoy in addition to the promenades along the river front and the gardens within the Museum Gardens. This view has illustrative historic value with a number of historic photographs available.

### Overall Heritage Significance of the View

This view contains a number of nationally important heritage assets from the medieval period onwards. It also shows a major element of York's green lungs – the Museum Gardens and River Ouse lined with trees. For these reasons the overall significance of this view is **High Significance**.

### Sustaining/Enhancing the Heritage Significance in the View

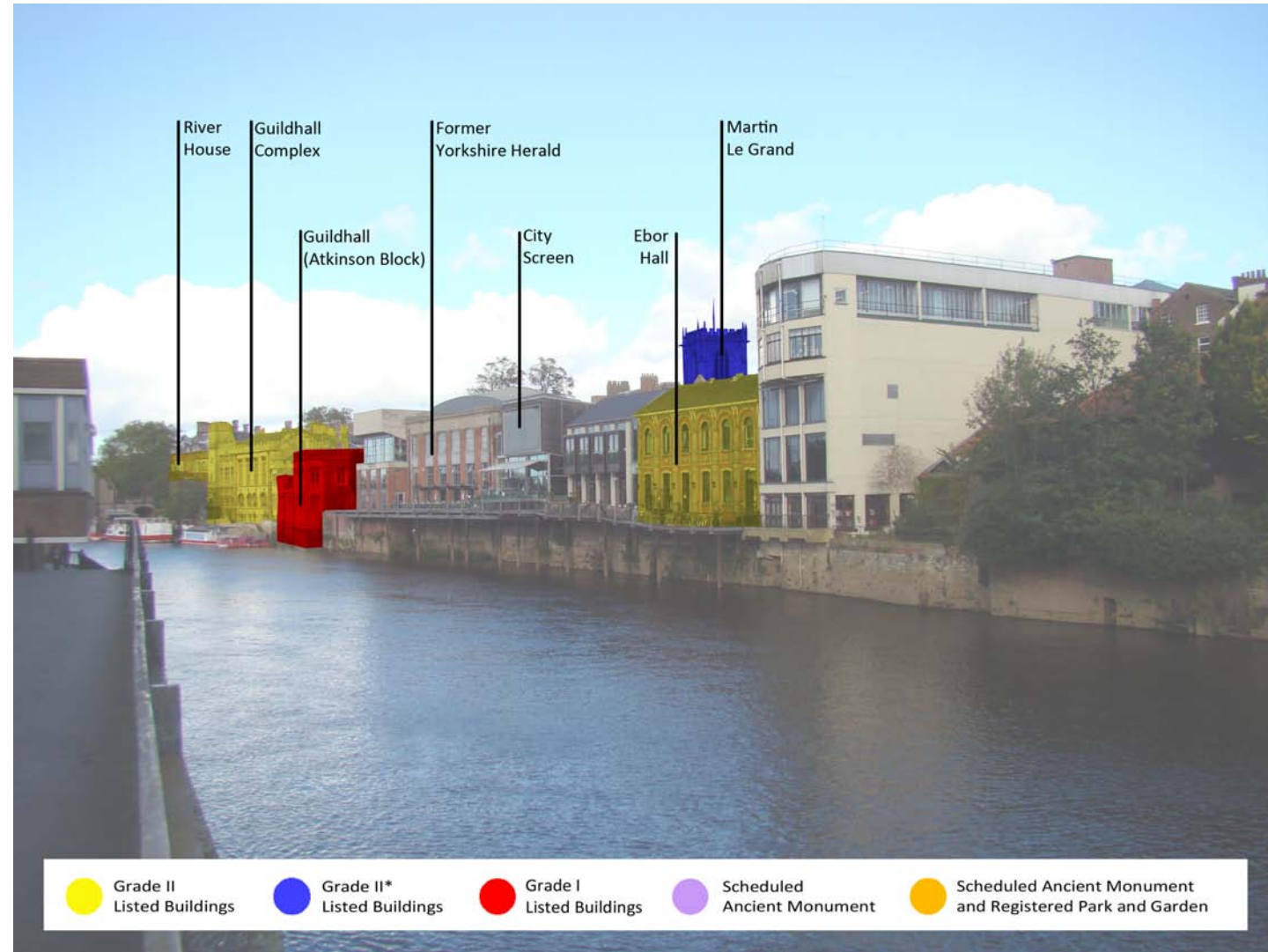
- Retain the trees and 'green lung'.
- Maintain the bridges, riverbanks, ancient monuments and buildings.
- Maintain the riverside walks.
- Continue to encourage boat trips as part of the visitor experience in York.



The view from 1912 illustrates the formerly more open unplanned aspect of the west bank of the River Ouse. Without the formal public walk and flood defences, this was a managed flood plain. In the background from left to right are: the waterworks tower, the Guildhall, St Martin Le Grand, Rowntree Cocoa works, Walker's Horse Repository and the spire of All Saints Church on North Street (©York City Council - Imagine York).



4.2.2 View Point 2: Riverfront Walk by Park Inn Hotel





### Location

Riverfront walk by Park Inn Hotel.

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible, a continuation of the riverfront walk towards Ouse Bridge.
- This view shows the wider riverfront context of the Guildhall amongst a series of other buildings on the east bank.
- The historic river wall is shown with openings to cellars beneath the buildings.
- The roofscapes and skyline are particularly well-illustrated in this view.
- The diversity of buildings shown in this panoramic view includes the City Screen which demonstrates the tradition of high quality contemporary design in the setting.

### Kinetic Views

The Guildhall is still clearly visible walking along this footpath from Lendal Bridge or Ouse Bridge and from the river during boat trips.

### History of the View from this Viewing Place

The view is a relatively modern creation. The 1852 OS map shows that many of the riverfront buildings here were built upon garden land at the rear of tenements. Many of the late 19th century buildings are commercial in nature. For example, until the redevelopment of the Evening Press building, its paper was delivered to the Yorkshire Herald print works by boat on the Ouse.

Due to the commercial value of the east bank since the late 19th century, public walkways have been largely prevented. Fortunately, in recent years public access to the riverside here has increased with the redevelopment of some of these buildings as public houses with cantilevered decks over the river wall for al fresco dining and drinking.

### List of Heritage Assets and Description of the View

The upper storey of **River House (Grade II)** is visible but is better represented on View Point 5. **The Guildhall with extensions (Grade I and Grade II)** appears in its wider riverfront context with all the river facades visible but lacking the detail of View Points 7-8.

This view then moves south-eastwards to include a series of largely late 19th century buildings including the former **Yorkshire Herald** building (designated as a Building of Merit in the York Central Historic Core Conservation Area Appraisal 2011, 252) which is now a public house, the modern **City Screen Picture House** and a further **public house**. The City Screen has a high quality contemporary design with a steel frame construction with large expanses of glass.

The next designated heritage asset is **Ebor Hall (Grade II)**. These were public rooms built in c.1860 and the river frontage elevation is an attractive red brick in Flemish bond with white brick and stone dressings. There is a basement and two storeys built above the river wall, the six bays articulated by arcades of semi-circular cogged brick arches on full height pilasters with moulded brick impost. The river wall below incorporates a tall round-arched passage opening. The early 15th century tower of **Martin Le Grand** is visible above Ebor Hall and provides visual depth to the view. The large 20th century building in the foreground occupies an historic plot boundary but dominates the view by virtue of its scale, use of different materials and modern design. It adds to the diversity of the river front building stock and has been designated as a Building of Merit (York Central Historic Core Conservation Area Appraisal 2011, 252).

### Significance of the Heritage Assets

Whilst the Guildhall, in particular its medieval core, is the most significant element of this composition, this view illustrates a range of interesting historic building types above the historic river wall with openings indicative of a former business and transport trade on the river as goods were transferred via the cellars and water lanes.

Aesthetically this view captures the essence of the building stock forming the riverfront context of the Guildhall. The collection of largely mid-late 19th century buildings complement one another in terms of materials, building heights and mass with the 20th century building in the foreground and the City Screen adding diversity to this collection with contemporary designs that reference the historic environment and contribute positively to the setting of the Guildhall. This view also illustrates the connection between the river, river wall and the expansion of York when garden plots were sold and developed along the stretch of river here.

The historic and evidential value of this view is what it tells us about the former importance of the river for trade and transportation (the openings in the wall), the increasing urban density of York with garden land built upon, and the changing use of the river front as leisure time and the range of entertainments have increased (reflected in the increasing number of public houses with riverside views and the City Screen Picture House). The communal value is evident in the walkways over the river with tables and chairs providing social outdoor gathering spaces.

### Overall Heritage Significance of the View

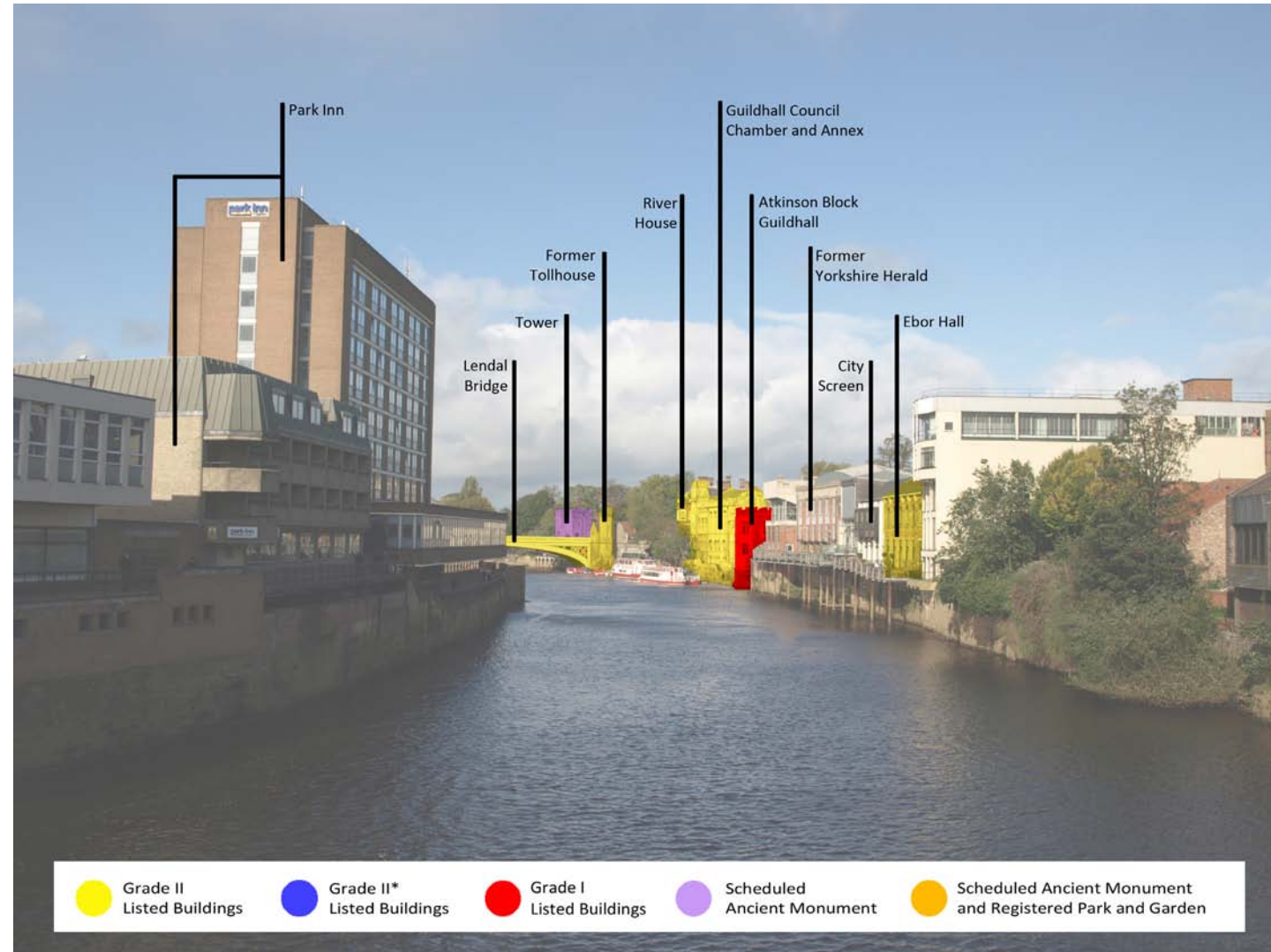
This view has a **High Significance** due primarily to the good views that can be obtained of the Guildhall complex in relation to the river, the interesting, but largely undesignated 19th and 20th century riverscape buildings, the river wall and associated evidential and communal values. The only detracting feature is Park Inn, a glimpse of which can be seen in this view on the opposite bank and which is a large unattractive late 20th century building.

### Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of the River Ouse.
- Keep the buildings in good repair.
- Maintain, and if possible extend, the riverside walk and seating areas (in line with recommendations in *York New City Beautiful*).
- Retain the visual relationship between the Guildhall and Mansion House.
- Retain the river wall and its openings.
- Avoid new buildings which would block views to Martin Le Grand.
- Attempt to screen or remove Park Inn if possible.



4.2.3 View Point 3: Ouse Bridge





## Location

Ouse Bridge

## Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Captures the Guildhall in its wider riverfront context and Lendal Bridge in the background.
- This is a popular transport route into the City Centre and a regularly used public bridge and viewing point.
- The diversity of architectural styles and phases is illustrated emphasising the changing variety and juxtapositions in the riverfront townscape.
- Demonstrates that York is very much a place which is lived and worked in i.e. note the number of places for entertainments, amenities and residences.
- Captures part of the west bank which has a very different character to the east bank upon which is situated the Guildhall.

## Kinetic Views

Moving across the bridge enables dynamic views of the Guildhall and riverbanks.

## History of the View from this Viewing Place

Ouse Bridge is the oldest surviving bridge spanning the Ouse in York. It replaced the Roman bridge that was situated close to the Guildhall. The riverbanks have been subject to considerable change over the years. Many of the buildings lining the riverbanks in this view were erected in the mid-late 19th or 20th century and thus whilst there has been a bridge here for centuries this view is therefore of relatively recent date.

## List of Heritage Assets and Description of the View

The west river bank is dominated by the modern **Park Inn**, a multi-storey brick hotel of no architectural or historic merit that is unsympathetic and dominates the view, compromising the aesthetic value of this area. On the east river bank are a series of largely mid-late 19th and 20th century buildings. Most notable are the large 20th century building in the foreground which occupies an historic plot boundary but dominates the view of this side of the riverbank by virtue of its scale, use of different materials and modern design. Adjacent to this is **Ebor Hall (Grade II)**, public rooms built in c.1860. The river frontage elevation is an attractive red brick in Flemish bond with white brick and stone dressings. There is a basement and two storeys built above the river wall. The six bays are articulated by arcades of semi-circular coggled brick arches with full height pilasters with moulded brick imposts. Beyond this is the high quality contemporary **City Screen Picture House**, the former **Yorkshire Herald** building which is now a public house and then the **Guildhall with extensions (Grade I and Grade II)** which appears in its wider riverfront context. In the background in the centre of the view is part of **Lendal Bridge (Grade II) with its contemporary east Tollhouse (Grade II)**, a cast iron single span bridge built 1861-1863 by Thomas Page with stonework by George Milburn. The three stage octagonal tower rising from the rear of the east tollhouse is a prominent element. The tollhouse is now a cafe/food outlet. Finally, beyond the bridge can be glimpsed the upper stages of the medieval **tower (Scheduled Ancient Monument and Grade I listed)** that is part of the city walls and the trees lining the riverbank walk and within **Museum Gardens**.

## Significance of the Heritage Assets

There are important river facades of the Guildhall, Ebor Hall, Lendal Bridge and former tollhouse and the tower which illustrate the diversity of York's building stock in terms of date (medieval to Victorian and beyond), materials (gritstone, sandstone, limestone, cast iron, brick) and function (medieval defences, civic Guildhall, Victorian transportation, engineering and press, polite architecture for entertaining and modern entertainments). Historic photographs provide illustrative historic value. The York Boats and pleasure craft are again visible in this view highlighting communal/social river uses.

## Overall Heritage Significance of the View

The overall composition of this view is of **High Significance**, largely in terms of the architectural and historic significance and harmonious, yet diverse, landscape merging urban and natural forms. Park Inn is the only detracting feature where its height is completely out of character with the historic context and townscape of the rest of the riverfront.

## Sustaining/Enhancing the Heritage Significance in the View

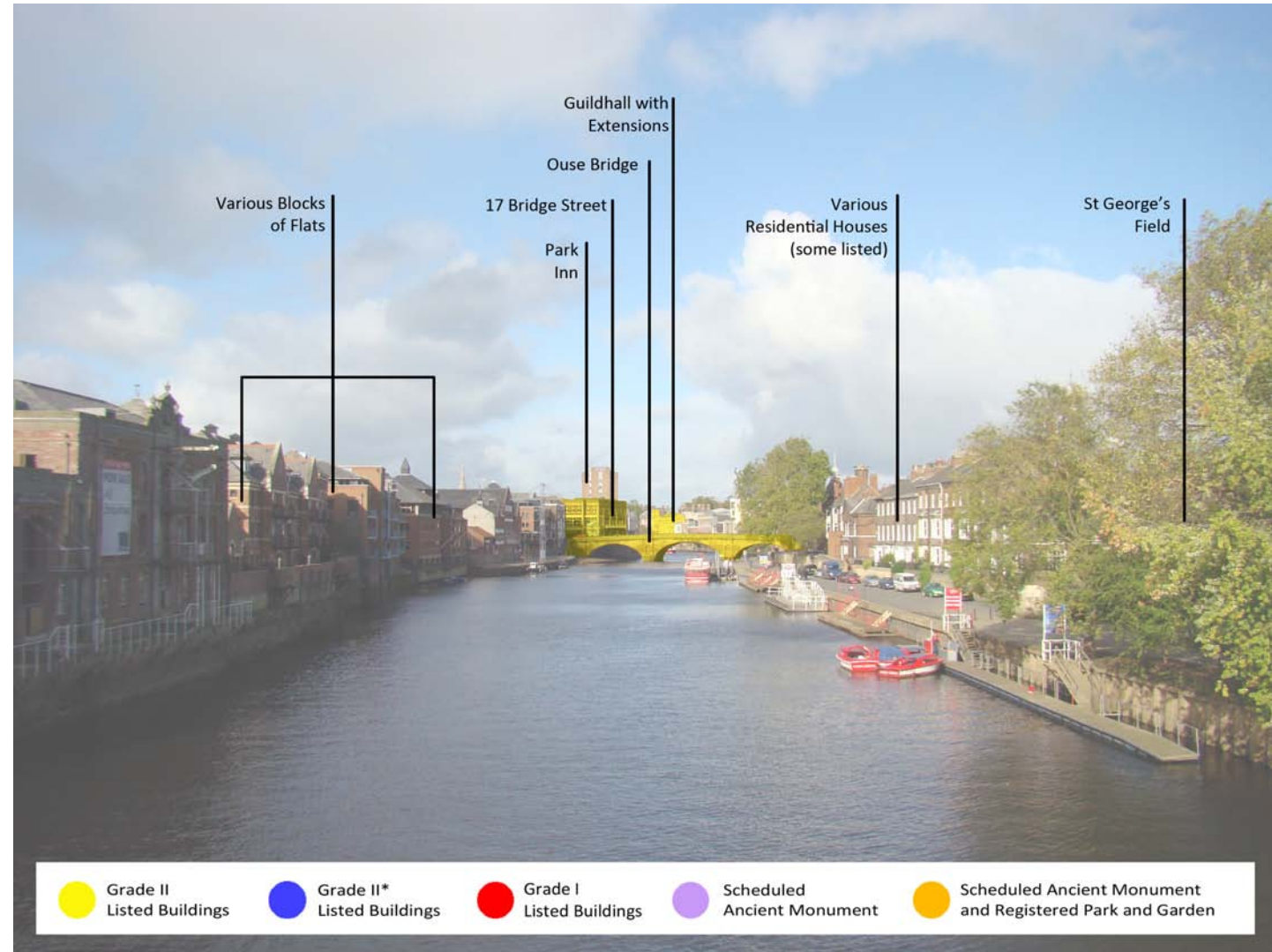
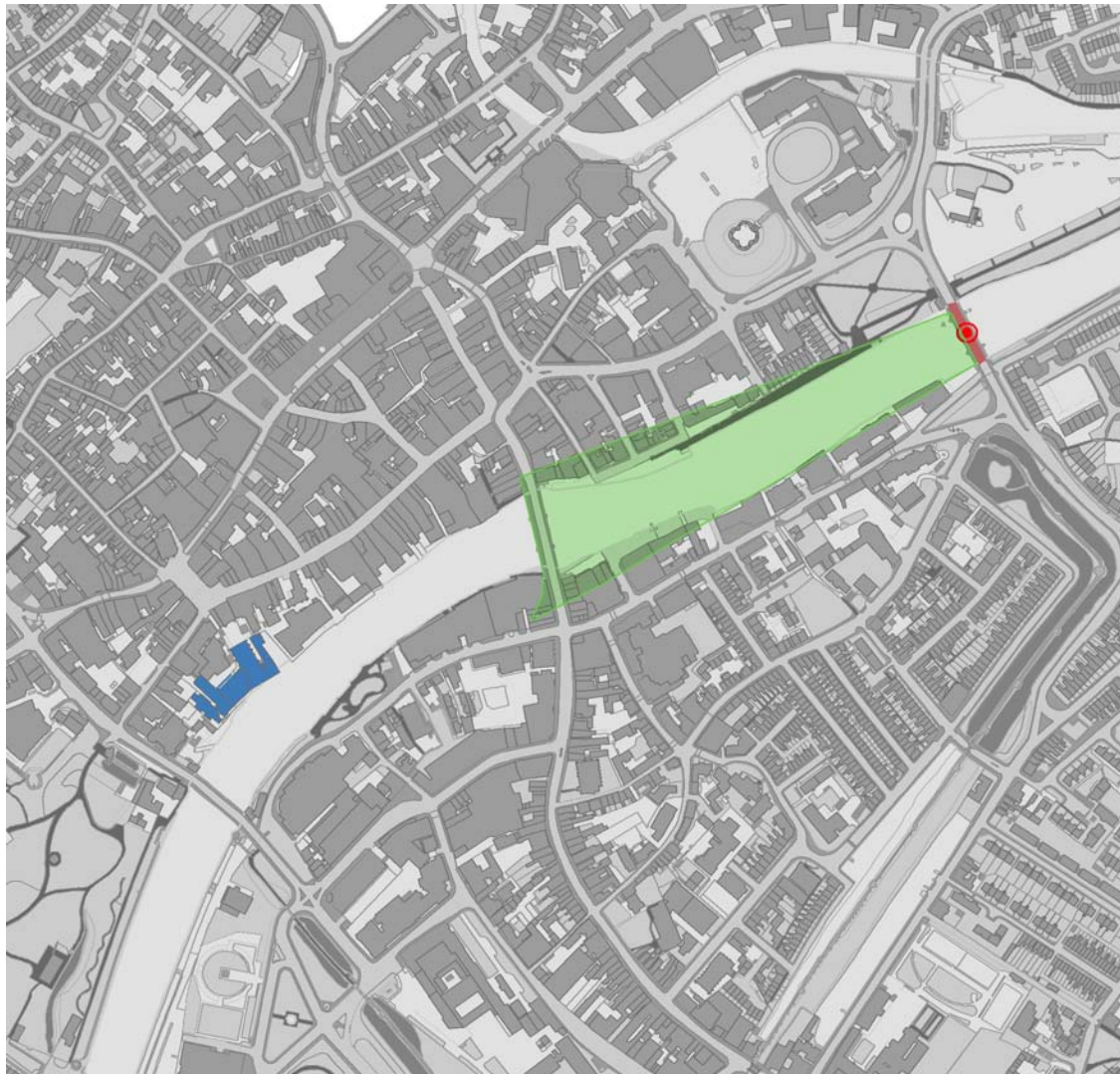
- Maintain a diverse building stock with high quality contemporary designs referencing the historic environment preferred for new buildings.
- Maintain the river walls and river walkways.
- Extend the river walkways on the east bank.
- Seek ways of reducing the visual impact of Park Inn if possible. This view would be considerably enhanced by removal of the Park Inn and its replacement with a building of no more than four-five storeys, in keeping with the character of the riverbanks' buildings.



A series of small scale industrial properties dominate the view of the River Ouse looking towards the Guildhall in c.1900. Note the absence of the Riverside Walk off North Street in this view. The Ouse was clearly a working river at this date (©York City Council - Imagine York).



4.2.4 View Point 4: Skeldergate Bridge





### Location

Skeldergate Bridge

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Captures the Guildhall in its widest possible riverfront context and Ouse Bridge in the background.
- This is a popular transport route into the City Centre and a regularly used public bridge and viewing point.
- The diversity of architectural styles and phases is illustrated emphasising the changing variety and juxtapositions in the riverfront townscape.
- Demonstrates that York is more than a tourist city i.e. while Park Inn Hotel is in the background the riverbanks here are lined with Georgian properties and flat conversions.
- Captures the difference between the character and age of the properties on the west and east banks.

### History of the View from this Viewing Place

Skeldergate Bridge was opened on 10 March 1881 as a toll bridge. The tolls were removed on 1 April 1914. The view since 1881 has changed considerably. The Bonding Warehouse (1870s) is all that remains of the industrial buildings and warehouses that lined the west bank between Skeldergate and Ouse Bridges. The Bonding Warehouse was built to encourage sea-going vessels to use York as an inland port. Modern flats and offices have since incorporated the remains of these former industries such as Varvill & Sons who were saw and tool manufacturers. The east bank has changed less than the west. The gardens here have been present since the 19th century and the properties have remained largely intact since then, although the former shops occupying some of the ground floors have been removed. Ouse Bridge built in c.1810-1820 by Peter Atkinson the Younger who built the c.1810 Council Chamber at the Guildhall occupies the central part of the view.

### List of Heritage Assets and Description of the View

On the west bank (right of view) in the foreground is the **Bonding Warehouse (Grade II)**, a three storey brick warehouse built by George Styan, the City of York Surveyor. Beyond this the listed buildings in this view are **Woods Mill (Grade II)**, a former mill and warehouse built in the mid-19th century with later 19th and 20th century alterations and now flats/offices and **Millbank House (Grade II)** a mid-19th century warehouse now offices/flats. On the east bank, the trees are part of St George's Field a public park with part of the medieval

city wall (Scheduled Ancient Monument) obscured by the trees. Further along the east bank is **Cumberland House (Grade II)**, **7 King's Staith (Grade II)**, a mid-19th century house that is now a restaurant, **5 King's Staith (Grade II)**, a mid-19th century house and the **King's Arms Public House (Grade II)** an early 17th century property partly rebuilt and extended in 1898 by Thomas Winn for Samuel Smith's brewery. Whilst the brick buildings on the west bank retain their industrial character the majority of the brick buildings on the east bank are more homogenous residential houses (some converted into other uses) with similar styles and footprints/heights. **Ouse Bridge (Grade II)** is shown with three spans and beyond this Park Inn provides a visually dominant feature. The Guildhall is just visible in the furthest part of the view.

### Significance of the Heritage Assets

There are a number of architecturally and historically significant heritage assets in this view as recognised by the Grade II listing of several of the buildings lining the east and west banks. Many of these buildings, especially on the east bank also have aesthetic value. The landing for the York Boats off King's Staith is of communal value as it is an important means for tourists to experience the River Ouse and historic environment via river. Ouse Bridge is an important part of this view both as the earliest surviving bridge over the Ouse in York but also for indicating the transport route and urban form here. The Guildhall is not a significant part of this view but the wider context shown here has high evidential value and the old photographs provide illustrative historic value.

### Overall Heritage Significance of the View

The overall composition of this view is of **High Significance**, largely in terms of the architectural and historic significance and diverse landscapes merging urban and natural forms, former industrial buildings integral with the river and private residences. Park Inn is the only detracting feature.

### Sustaining/Enhancing the Heritage Significance in the View

- Maintain the buildings and landscapes.
- Open riverside walks on the west bank.
- Continue to support the landing stage here of York Boats.



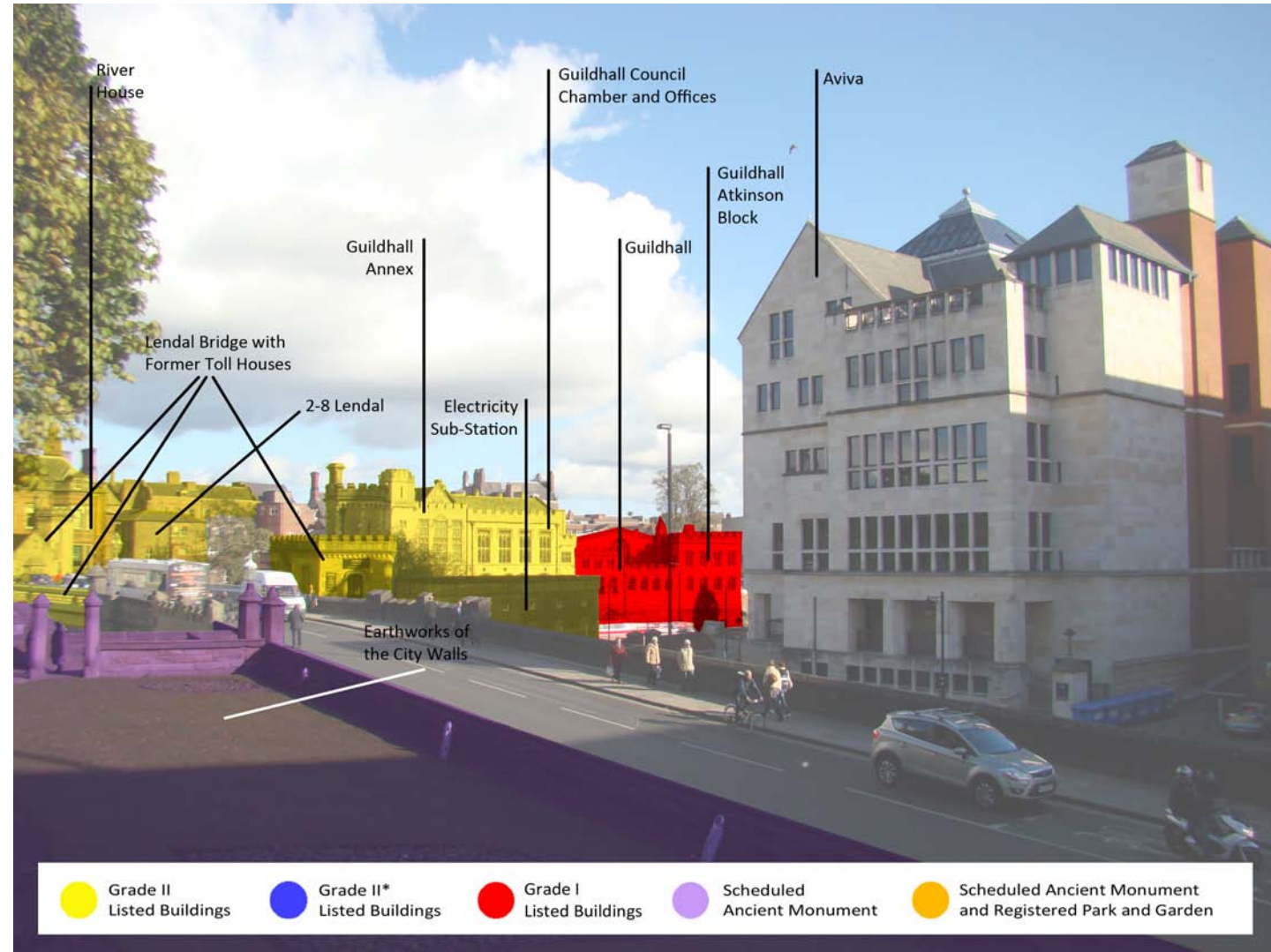
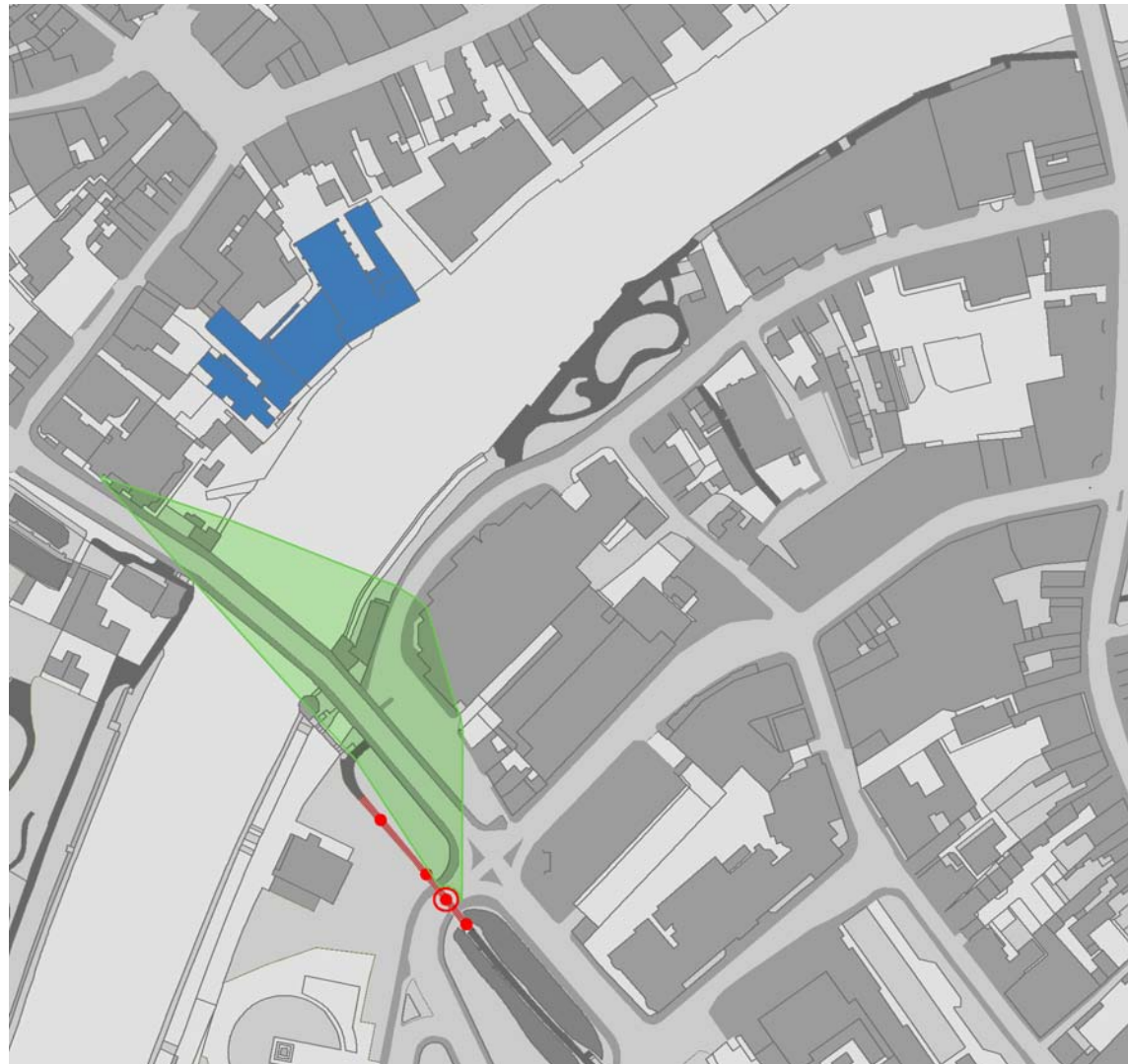
Top: View from Skeldergate Bridge in c.1890. Note the preponderance of warehouses and industry on the west bank between Skeldergate and Ouse Bridges (©York City Council - Imagine York).

Below: The riverbanks of the Ouse are vulnerable to flooding as illustrated in this view from 1931 (©York City Council - Imagine York).



### 4.3 Mid Range Views

#### 4.3.1 View Point 5: City Walls over Station Road





### Location

City Walls over Station Road

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- This view is from an important tourist attraction – the circuit of the city walls – and is therefore a prominent, frequented view.
- This view is close to the Railway Station and is visible to people using public transport who wish to visit the City Walls.
- The raised nature of the city walls provide good panoramic views of the Guildhall and its riverside context.
- This is a long-established view of the Guildhall.
- Captures a rare area of greenspace from which to view the Guildhall.
- Similar view to Key View 18: city walls, Station Approach in the York Central Historic Core Conservation Area Appraisal - Views with Building Heights.

### Kinetic Views

The Guildhall is only visible from a limited section of the city wall close to Station Road. Moving north-east, as the wall ramps down views of the Guildhall are largely lost and only its upperworks are visible.

### History of the View from this Viewing Place

In the medieval period much of this area would have been dominated by the Augustinian Friary and adjacent Guildhall. The city walls were built in the medieval period. However, most of the elements within this view today date from the 19th century, albeit incorporating some earlier remains upon occasion. Interestingly, Lendal Bridge and the Aviva building block views of the River Ouse from this vantage point. The Aviva building (previously Norwich Union) is a large striking modern building visible from many viewing places in this area.

### List of Heritage Assets and Description of the View

The **City Walls (Scheduled Ancient Monument)** in the foreground include the earthworks of the walls which are laid to gardens in this area. **Lendal Bridge with former tollhouses at the east and west access points (Grade II)** is a cast iron single span bridge with sandstone tollhouses built 1861-1863 by Thomas Page. The stonework was by George Milburn. The three stage octagonal tower rising from the rear of the former east tollhouse is a prominent part of these tollhouses which

are now cafes/food outlets. **River House (Grade II)** can be glimpsed behind the east tollhouse. This is a former club and offices built in 1868 by C. J. Parnell for The Yorkshire Club in red brick. It is now a restaurant with office above.

The upper storey and roof of **No. 2 Lendal (Grade II)** is visible but is not an important part of this view. **No. 8 Lendal (Grade II)** blocks views of No. 2 and is a more prominent feature. This stands on, or adjacent, to part of the site of the former Friary. It is mainly mid-19th century but incorporates remains of the 17th century Lendal House. **The Guildhall with extensions (Grade I and Grade II)** in this view includes the medieval Guildhall and Inner Chamber facing the riverfront together with later extensions c.1810 by Peter Atkinson, 1889 by Mawbey to create a new Council Chamber and further offices and, in the early 20th century, for the use of the post office and additional offices.

### Significance of the Heritage Assets

The medieval **Guildhall** is the oldest building in this view and the most significant of the heritage assets. With the exception of the modern Aviva building most of the other buildings are 19th century and several relate to the river (the **bridge and former toll houses**) or the street front at Lendal. This view has a historical value in that it helps encapsulate the Victorian development of York and its riverside gateway and activities. The aesthetic value is largely fortuitous as the city developed. The communal values are derived from the civic and tourist value of the Guildhall and the uses of the buildings as restaurants, shops and offices. **No. 2 Lendal** and the **River House** are not a major part of this view and better views of these buildings can be obtained from other vantage points. **No. 8 Lendal** is also partially obscured.

### Overall Heritage Significance of the View

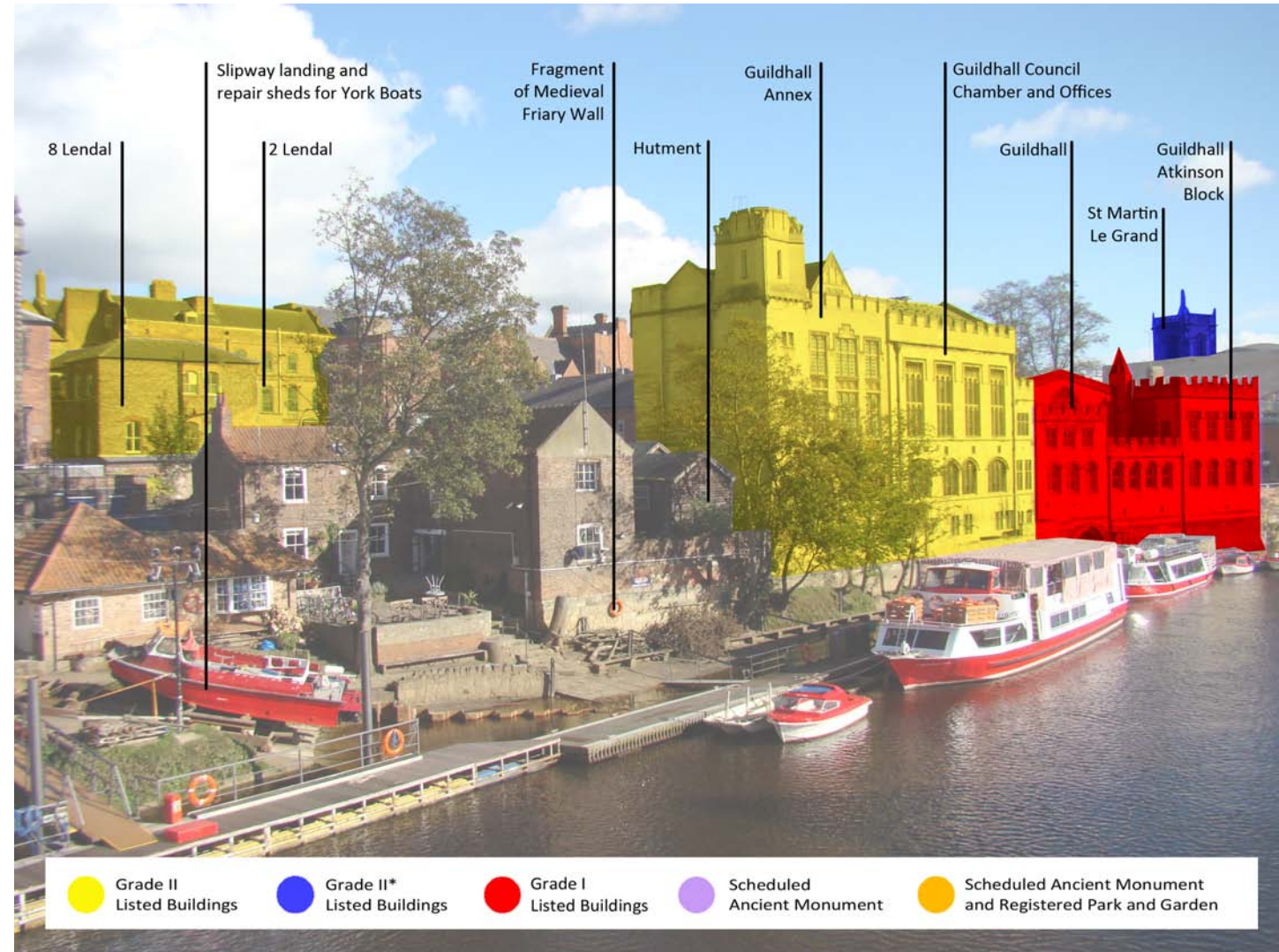
This view has a **High Significance** as a good clear view from a very well frequented public place. It also illustrates the wide range of heritage assets within the context. Arguably the size and scale of the Aviva building is an intrusive element in this view; although the building has some architectural merit it is an overly dominant feature. The greenspace in the view contributes to what is largely an urban landscape of densely packed buildings and it facilitates open views across the river.

### Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of the city walls, ramparts and Lendal Bridge.
- Maintain the greenspace whilst avoiding additional tree planting which would block views.



4.3.2 View Point 6: Lendal Bridge





## 4 York Guildhall: Key Views





## Location

Lendal Bridge

## Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- This view is from a major gateway into York as residents and visitors travelling by bus or rail will often cross Lendal Bridge to access the city centre.
- This view shows the Guildhall in its riverfront setting.
- This has been an established view of the Guildhall from the 1860s.
- This is a similar view to Key View 23: Lendal Bridge downstream in the York Central Historic Core Conservation Area Appraisal – Views and Building Heights.
- It is a dynamic panorama.

## Kinetic Views

The Guildhall is visible moving across the east side of the bridge. However the optimal views are from the central part of the bridge as to the north-east they become increasingly oblique whilst to the south-east the canopy of a tree on the riverside walk below blocks views.

## History of the View from this Viewing Place

There has been a ferry crossing here for centuries. However, it has only been possible to obtain these raised views from a bridge since the 1860s when Lendal Bridge was constructed. The boat yard in the foreground was built upon the site of the medieval Friary and largely comprises 19th century buildings. It is depicted on early plans and views of York from the mid-19th century. No. 8 Lendal is also a largely 19th century building. The Guildhall and its extensions are a prominent part of this view whilst the top of the tower of the former parish church of St Martin Le Grand is visible to the rear. Much of the church has been ruinous since it was bombed during World War II.

## List of Heritage Assets and Description of the View

Elements of **No. 8 and No. 2 Lendal (Grade II)** are visible in the background. No. 8 Lendal blocks views of No. 2 and is a more prominent feature. This stands on, or adjacent to part of the site of the former Friary. It is mainly mid-19th century but incorporates remains of the 17th century Lendal House. **The Boat House and former stable range (undesigned local heritage assets)** which are now part of the boat repair workshop have a late 18th century pantile roof. The south end of the former stable is built upon part of the river wall of the Augustinian Friary. There is a slipway and various York Boats moored outside the Guildhall. The medieval **Guildhall and Inner Chamber (Grade I)** facing the riverfront are visible together with later extensions c.1810 by Peter Atkinson, 1889 by Mawbey to create a new Council Chamber and further offices and in the early 20th century c.1900 (**Grade II**) for the use of the post office and additional offices. **St Martin Le Grand (Grade II\*)** is now ruinous following bomb damage from a German raid in 1942 during the World War II. The early 15th century tower survives and is visible above the Atkinson extension of the Guildhall and later infill buildings. The ruins incorporate vestiges of the 11th century parish church. Elements have been remodelled and reconstructed 1961-1968.

## Significance of the Heritage Assets

St Martin Le Grand is a medieval survivor and would once have been more prominent before later developments have largely obscured it in this view. Again the medieval Guildhall is the most significant of the heritage assets in the view. The collection of largely 19th century buildings in the foreground used by York Boats are of local architectural and historic interest and boats moored by the Guildhall and Boat Yard have been a feature of the area for at least 150 years.

This view has a historical value in that it helps encapsulate riverfront activities (boat trips) in addition to showing historic stone and brick buildings. The large number of old photographs provide considerable illustrative historic value. The aesthetic value is largely fortuitous as the city developed. The communal values are derived from the civic and tourist value of the Guildhall and the Boat Yard. Nos. 2-8 Lendal are not a significant part of this view but do help define the skyline.

## Overall Heritage Significance of the View

This view has a **High Significance** as it provides one of the best views of the complex from a very well frequented public place. The range and significance of heritage assets on view and their relationship to the River Ouse is also of significance.

## Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of the River Ouse.
- Avoid additional tree planting which would block views or replacement of the small scale building in the Boat Yard with tall buildings.



## 4 York Guildhall: Key Views



View in c.1880s; the Yorkshire Herald has joined Ebor Hall on the east bank (©York City Council - Imagine York).



View in c.1890s; the Council Chamber and municipal offices adjoining the Guildhall had been erected (©York City Council - Imagine York).



A view in 1973 with Park Inn having replaced earlier industrial buildings on the west bank (RCHME 1973 © National Monuments Record)



View from Lendal area in 1853 before construction of Lendal Bridge (©York City Council - Imagine York).



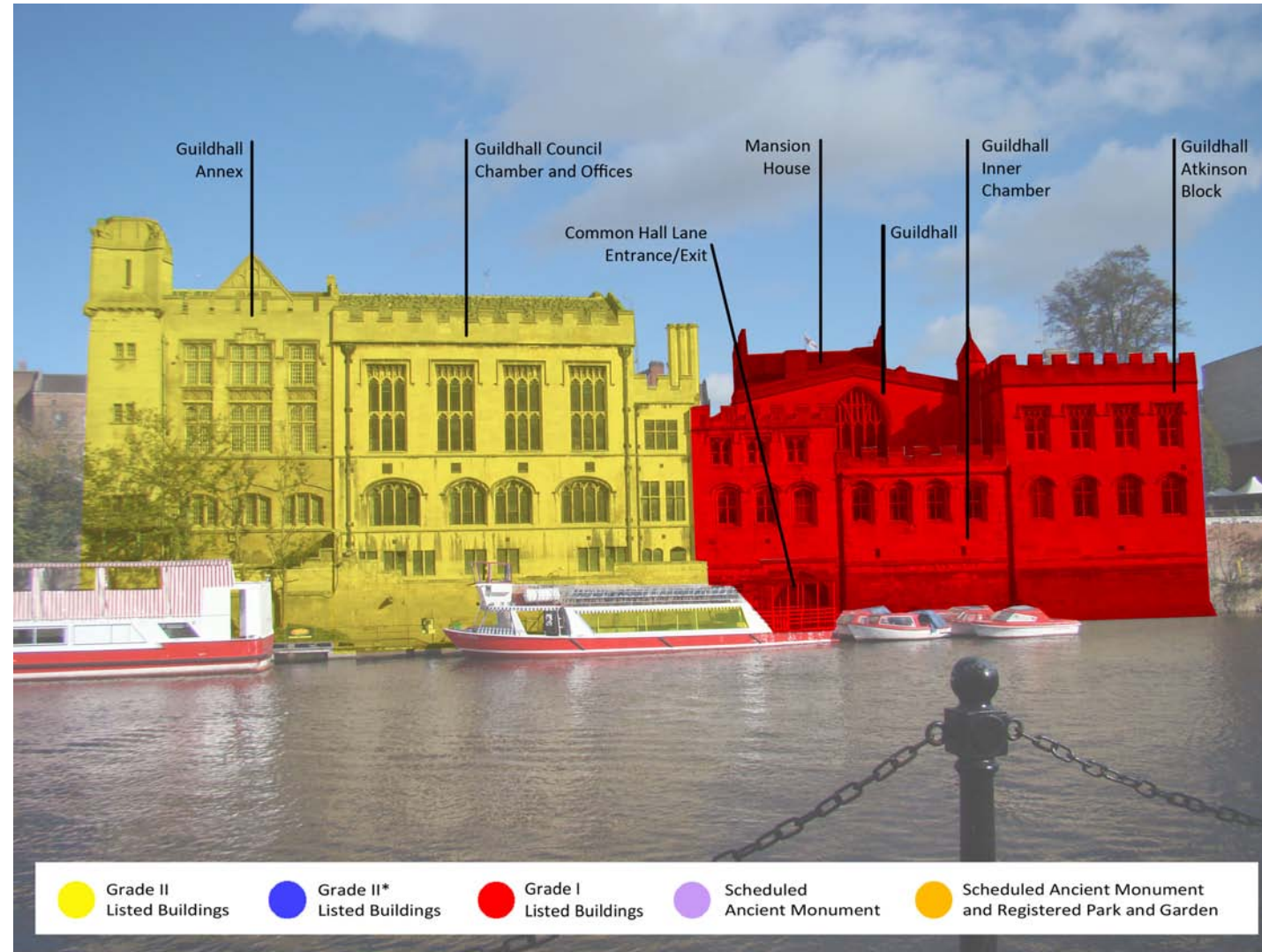
View from c.1870s; note Ebor Hall is shown on the east bank. Warehouses and industry still dominate the west bank (©York City Council - Imagine York).



A familiar view taken in 1994 but predating the City Screen and public riverside walks on the east bank (©York City Council - Imagine York).



4.3.3 View Point 7: Riverfront Walk by Wellington Row





## Location

Riverfront Walk by Wellington Row

## Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible riverfront walk opposite the Guildhall providing fine views of the riverfront facades.
- There are several views here from which to sit and enjoy this view.
- This has been an established view of the Guildhall from its inception.
- Shows detailed view of phases of development and clearly depicts individual features such as Common Hall Lane i.e. the visible expression of the potential for invisible archaeology.
- Harmonious juxtaposition of different phases of riverfront facades using Magnesian Limestone with 1950s restoration work in Portland stone.
- Clearly demonstrates the relationship between the Guildhall and River Ouse; a principal topographical feature crucial to the growth of York as a major port.

## Kinetic Views

The Guildhall is clearly visible walking along this footpath and from the river during boat trips. However, moving away from the footpath towards Wellington Row views are more limited due to the flood wall separating the footpath from the road.

## History of the View from this Viewing Place

This closer view of the Guildhall illustrates the medieval Guildhall and its 19th and early 20th century extensions. The York Boats are shown moored against the buildings. The exit/entrance from Common Hall Lane has been here from at least the 13th century.

## List of Heritage Assets and Description of the View *The Guildhall with extensions (Grade I and Grade II)*

the medieval Guildhall and Inner Chamber facing the riverfront are visible together with later extensions c.1810 by Peter Atkinson, 1889 by Mawbey to create a new Council Chamber and further offices and in c.1900 for the use of the post office and additional offices. The detail is also apparent in this view enabling a closer investigation of such features as the stair turret by the Inner Chamber and the riverside access to Common Hall Lane.

## Significance of the Heritage Assets

The *Guildhall*, in particular its medieval core, is a highly significant building and this view captures the character of the building – its polite civic facades and generous fenestration lighting the Guildhall and Council Chamber. The aesthetic value is in part fortuitous as the Guildhall and municipal offices expanded but partly the result of conscious design with later phases of building work respecting the detail and materials of earlier phases creating a harmonious composite. This view also captures the skyline of the Guildhall complex. The communal values are derived from the civic and tourist value of the Guildhall and the river uses. The roof of the *Mansion House* is just visible behind the Guildhall façade. The number of old photographs provide considerable illustrative historic value.

## Overall Heritage Significance of the View

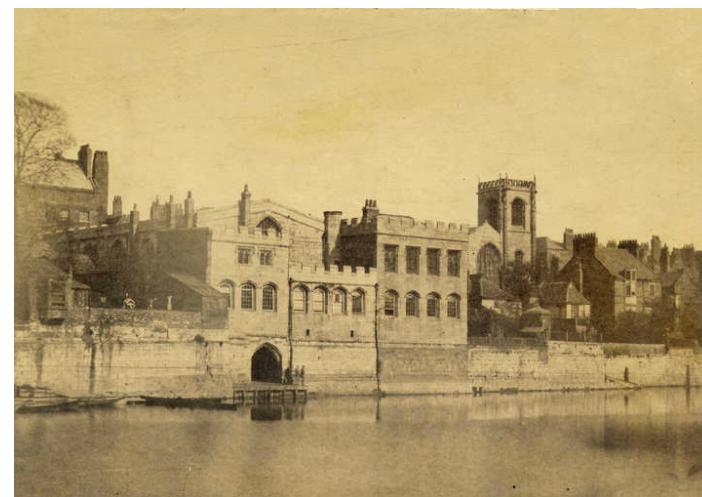
This view has a **High Significance** due primarily to the date and architectural and historic interest of the Guildhall complex and its relationship with the River Ouse both physically but also functionally when Common Hall Lane was in use.

## Sustaining/Enhancing the Heritage Significance in the View

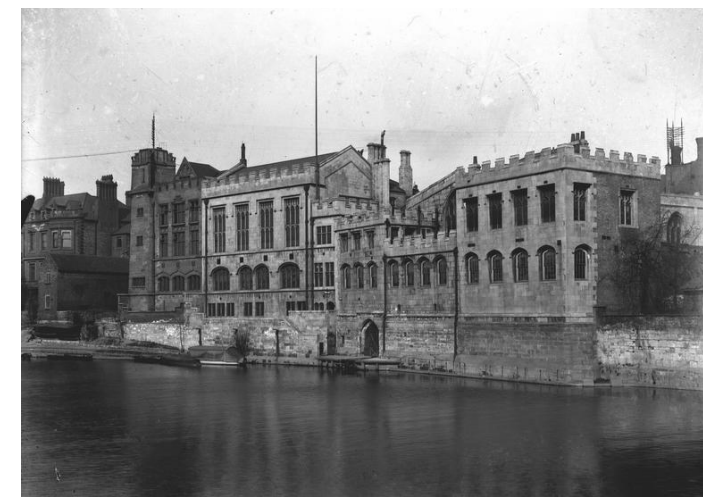
- Retain the open aspect of the River Ouse.
- Keep the buildings in good repair.
- Avoid new development adjacent to the Guildhall or in its immediate setting which in height or massing would be overly dominant.



Leisure boating activity by the Guildhall, c.1870s-1880s. Note the Mansion House in the background (©York City Council - Imagine York).



The Guildhall in the 1880s with St Martin Le Grand having greater prominence prior to later development (©York City Council - Imagine York).



The Guildhall with its various extensions next to the River House, c.1900 (©York City Council - Imagine York).



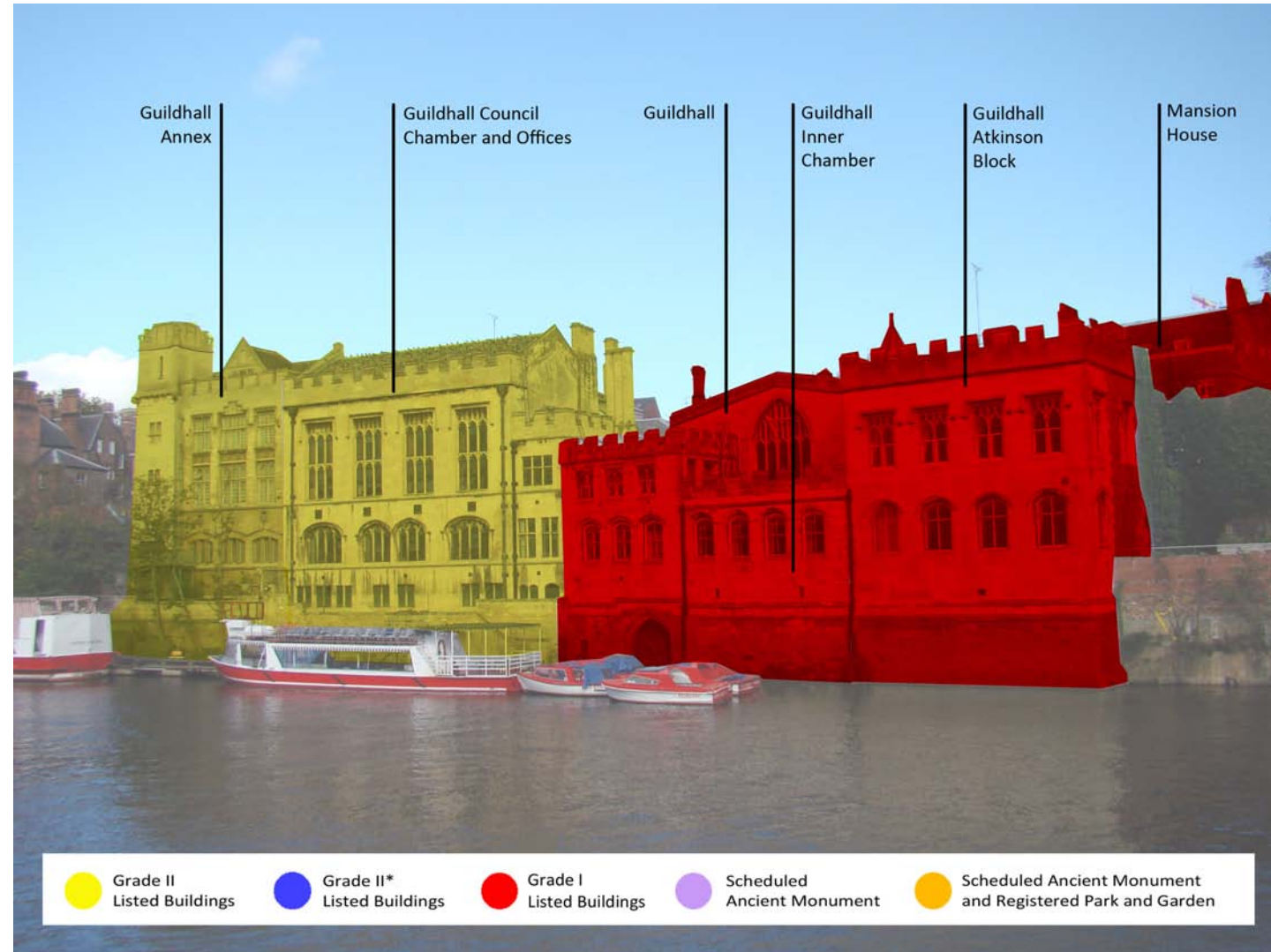
View of the Guildhall before its late 19th and early 20th century extensions. Note the prominence of the former Friary river wall and St Martin Le Grand. The west bank is shown prior to the creation of the riverside walk and a boat is loading/unloading coal by the warehouse (©York City Council - Imagine York).



The Guildhall and Atkinson Block following significant bomb damage, 1942 (©York City Council - Imagine York).



4.3.4 View Point 8: North Street Gardens





### Location

North Street Gardens

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible and pleasant gardens owned and maintained by the City of York Council.
- Public seating provides fine views of the Guildhall and riverfront.

### Kinetic Views

The Guildhall is clearly visible walking along this footpath and from the river during boat trips. However, moving deeper into the gardens views of the Guildhall become increasingly lost or obscured due to the tree and vegetation canopy.

### History of the View from this Viewing Place

The North Street gardens were created in the c.1920s/1930s and gifted to the council soon afterwards. The view is similar to that from Viewpoint 7; part of the kinetic views of the Guildhall along the west bank of the River Ouse between Lendal and Ouse Bridges.

### List of Heritage Assets and Description of the View

The medieval **Guildhall and Inner Chamber (Grade I)** facing the riverfront are visible together with later extensions c.1810 by Peter Atkinson, 1889 by Mawbey to create a new Council Chamber and further offices and in c.1900 for the use of the post office (Grade II) and additional offices. The detail is also apparent in this view enabling a closer investigation of such features as the stair turret by the Inner Chamber and the riverside access to Common Hall Lane. Although a similar view to View Point 7, the gable end of the Council Chamber is apparent in this view, and more intriguingly the south elevation of the Atkinson block which includes at least two phases of brickwork as opposed to the stone facades of the riverside elevations. This view also provides the best view of the **Mansion House (Grade I)** from the river front, although the view is still a partial one of the rear of the building and there are many better views from the front at St Helen's Square. The Mansion House was built to accommodate the Mayor and provide function rooms and entertainment spaces in 1725-1733.

### Significance of the Heritage Assets

The Guildhall, in particular its medieval core, is a highly significant building and this view captures the character of the building – its polite civic facades and the generous fenestration lighting the Guildhall and Council Chamber. In addition to View Point 7 this view captures more of the spatial relationship between the Mansion House and Guildhall. This view also captures the side elevations of the Council Chamber and Atkinson extension, the latter of which provides a richer complexity of dating evidence (i.e. evidential value) than the riverside stone facades.

### Overall Heritage Significance of the View

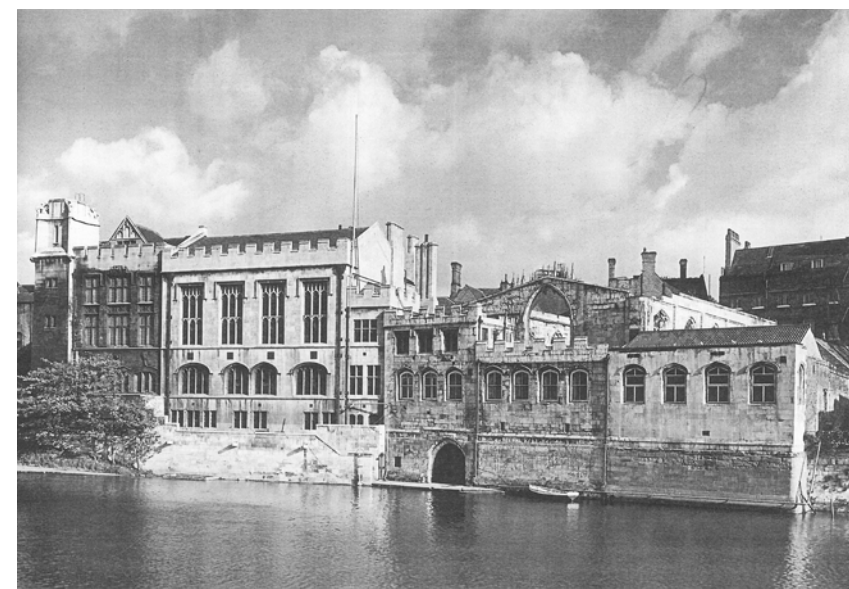
This view has a **High Significance** due primarily to the date and architectural and historic interest of the Guildhall complex and its relationship with the River Ouse and Mansion House both physically but also functionally. The riverside facades of the Guildhall are clearly visible and this view is easily accessible to the public.

### Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of the River Ouse.
- Keep the buildings in good repair.
- Retain the visual relationship between the Guildhall and Mansion House.
- Maintain views to the side elevation of the Atkinson extension.



A view of the Guildhall from c.1900 (©York City Council - Imagine York).

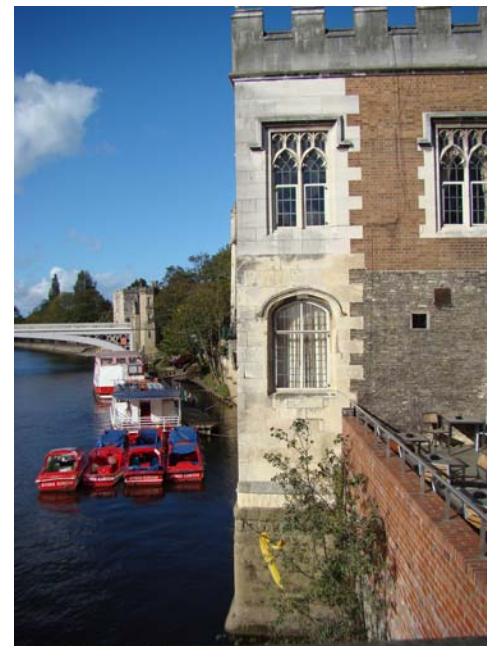
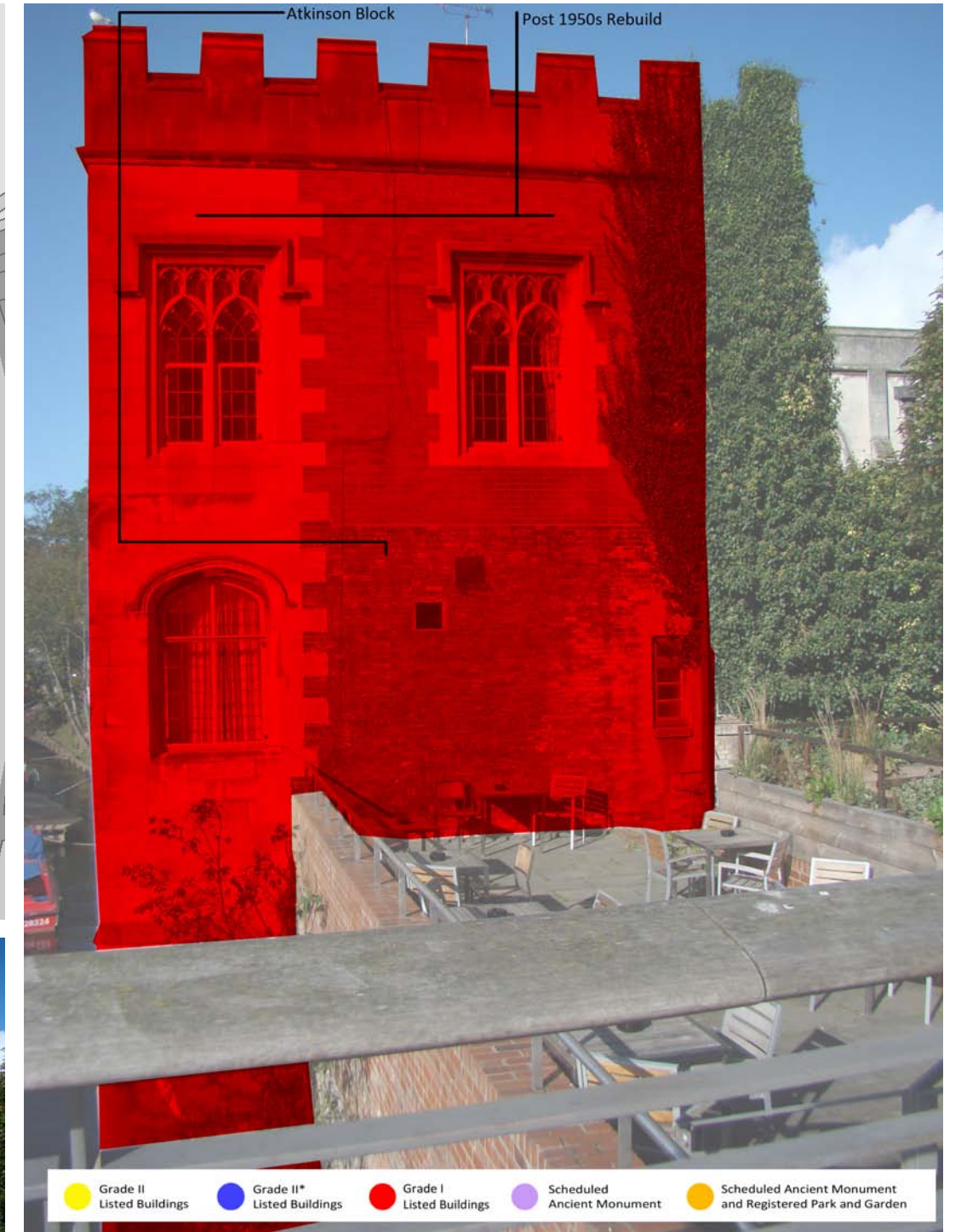


A view of the Guildhall from c.1940s following bomb damage (©York City Council - Imagine York).



## 4.4 Short Range Views

### 4.4.1 View Point 9: Riverfront Walk by the Yorkshire Herald





### Location

Riverfront walk by the Yorkshire Herald (now Revolutions bar)

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible, part of the outdoor seating area for the bar.
- This view shows the extent of post 1950s rebuild following bomb damage in 1942 from a German raid during World War II.
- Illustrates the riverside context from a different view to that of views from the opposite bank.
- The Viewing Place also illustrates the visual relationship between the Aviva building, Lendal Bridge and the Guildhall when viewed further away along the walkway.

### Kinetic Views

The Guildhall is still visible walking along this walkway towards Ouse Bridge footpath but views are limited to a single bay of the Atkinson extension. No views of the other elements are possible.

### History of the View from this Viewing Place

The view is a relatively modern creation and is not seen on historic illustrations. The 1852 OS map shows that many of the riverfront buildings here were built upon garden land at the rear of tenements. The alfresco eating and dining area is a recent introduction associated with the redevelopment of the former print works into a bar and the erection of the City Screen.

### List of Heritage Assets and Description of the View

The Assessment Point only shows the **Guildhall's Atkinson extension (Grade I)**. However, wider views from the Viewing Place show the relationship of this extension to the opposite bank, in particular the **Aviva building** added in c.1992 and to **Lendal Bridge (Grade II)**. This is an interesting view as it clearly shows the Atkinson extension on the ground floor which utilises both stone and brick and also post 1950 rebuilding on the first floor (again using stone and brick) following the 1942 bomb damage. It also shows a modern post-1950 ground floor window in contrast to the historic c.1810 and c.1950s replica windows. Tree and shrub growth largely block views to the early 20th century extension that can be glimpsed in this view.

### Significance of the Heritage Assets

This view illustrates the consequence of a historic event i.e. the substantial rebuilding following the 1942 bomb damage in addition to the c.1810 fabric. For this reason it has historical and evidential value. There is public seating immediately in front of the elevation which facilitates public access and enjoyment of the view. The relationship with the river is also shown.

### Overall Heritage Significance of the View

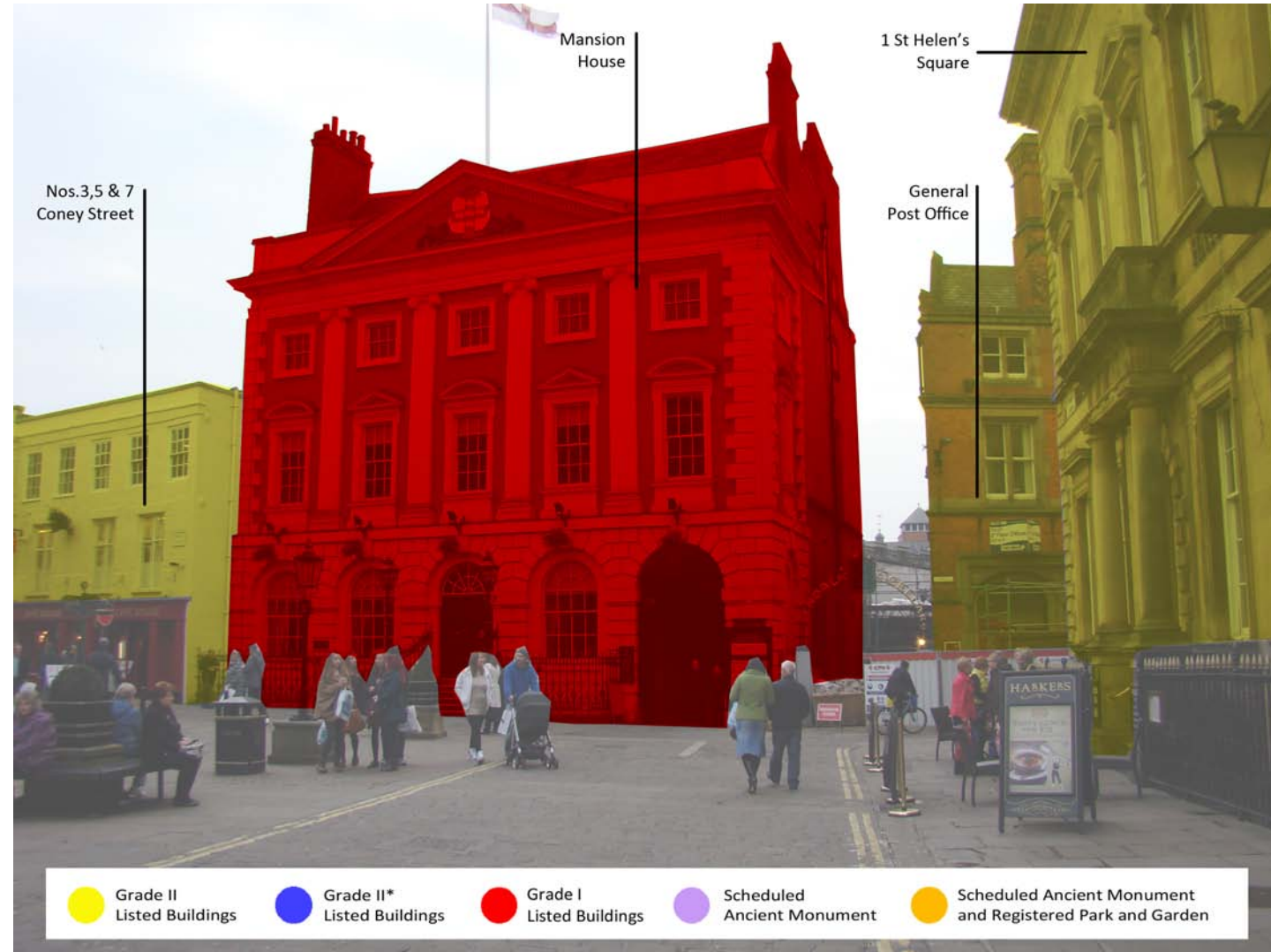
This view has a **Medium Significance** due primarily to the evidential value of this elevation, its connection with an important historic event and the degree of public access enabling close inspection of the fabric.

### Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of the elevation restricting new buildings (even small ones such as sheds) and tree planting.
- Keep the building in good repair.
- Limit ivy growth on the elevation as this will cover the evidence of building phases and fabric.
- Maintain the level of public access and seating.



4.4.2 View Point 10: St Helen's Square





### Location

St Helen's Square

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Principal public approach to the Guildhall.
- Publically accessible square, with public seating and regular musical performances.
- Excellent unobstructed views of the Mansion House and the carriageway entrance to the Guildhall via the passage through the Mansion House to Common Hall Yard.
- Intimate, informal public square; characteristic of other similar squares in the City Centre. It is defined by the juxtaposition of highly significant buildings of which the mansion House is the principal example.

### Kinetic Views

The Guildhall is not visible from this view but there are good views of the Mansion House from anywhere in the square.

### History of the View from this Viewing Place

The view towards the Guildhall has not changed substantially since the Mansion House was erected replacing earlier tenements in 1725. St Helen's Square was created in 1745 from incorporating the churchyard of St Helen's church.

### List of Heritage Assets and Description of the View

Mansion House (Grade I) dominates this view. It was built in 1725-1733 to accommodate the Lord Mayor and provide function rooms and entertainment spaces. It was then altered in 1884. The building has an impressive frontage intended to be on display to the passing public and visitors. It has a three storey, five bay front with a rusticated ground floor with openings linked by arcading. The floors above are emphasised by a pedimented temple-like frontage articulated by Ionic pilasters. The pediment tympanum contains a cartouche moulded with the arms of the City of York between palm fronds. The carriageway entrance elaborated with ashlar stone voisoirs leads to the passage to Common Hall Yard and the Guildhall. The railings at the front are part of the listing.

To the right of the Mansion House in this view is the **General Post Office (Grade II)**, separated from the Mansion House by the archway to Lendal Cellars. The GPO was built in 1884 and was altered in the late 20th century. It was designed by H. Tanner and built with an orange brick Flemish bond on a moulded plinth of sandstone ashlar. The cross-wings to the rear and the majority of the frontage are not shown in this view.

To the left of the Mansion House in this view are the terminating bays of **Nos. 3, 5 and 7 Coney Street (Grade II)**. These were previously four houses in the early 18th century. They have subsequently been extended to the rear in the 19th century and have been amalgamated to form a department store. The shopfront (now of various shops) extends through the ground floor. There are two floors above this.

In the foreground is the open space of **St Helen's Square** with lamp standards, planters, seating and bins. The public realm is stone flags with a semi-pedestrianised street with stone setts to allow access for deliveries, emergency vehicles and blue badge holders in cars. One of the buildings on St Helen's Square is partially shown on the right of this view. This is **No. 1 St Helen's Square (Grade II)**. It is the former Yorkshire Insurance Company (now Harkers Public House). The railings attached to the front are also listed. This former office building incorporates an entry arch to Breary's Court. It was built by G. T. Andrews in 1846-1847, with later alterations. It displays an accomplished Italianate style with an ashlar sandstone frontage with rusticated quoins. The windows have alternate segmental and triangular pediments on console brackets. The central porch has Doric columns on tall pedestals supporting a full entablature. The building has a frieze inscribed: YORKSHIRE INSURANCE COMPANY ESTABLISHED MDCCXXIII.

### Significance of the Heritage Assets

The **Mansion House** is the most significant building within this view as it predates all other known houses of similar function in England and is still used for its original purpose as the residence of the Lord Mayor of York. The other listed buildings are also of national significance and highlight the increasingly urban and specialised City of York i.e. a General Post Office, former insurance company and retail shops. The diverse architecture and use of materials plays an important contribution to the architectural and aesthetic values and character of the area. **St Helen's Square** also provides an important area of public realm and facilitates views of the Mansion House in addition to providing communal values through being a gathering space, a musical space for buskers and street performers and the site of York's main Christmas tree. The square is also historically significant, forming part of the 18th century move towards the 'civic improvement' of the City Centre through widening roads and introducing public squares. Aesthetically, it is a pleasant well maintained space with ornamental planting and benches. The street furniture is decorated in keeping with the area's character.

### Overall Heritage Significance of the View

This view has a **High Significance** as it provides the best view of the Mansion House and principal entrance to the Guildhall through the carriageway. However, it is not highly significant as regards views of the Guildhall itself as this is obscured behind the Mansion House. This view also illustrates an important area of public realm and a diversity of nationally significant historic buildings.

### Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of St Helen's Square and continue its current level of maintenance.
- Keep the building in good repair and good decorative order.
- Maintain the level of public access and seating.
- Seek to limit or reduce clutter that detracts from the aesthetic value of the cultural heritage such as sign boards.
- Seek to improve the lighting of the carriageway in line with the City of York's Lighting Strategy to create a welcoming entrance to the Guildhall in the evening.



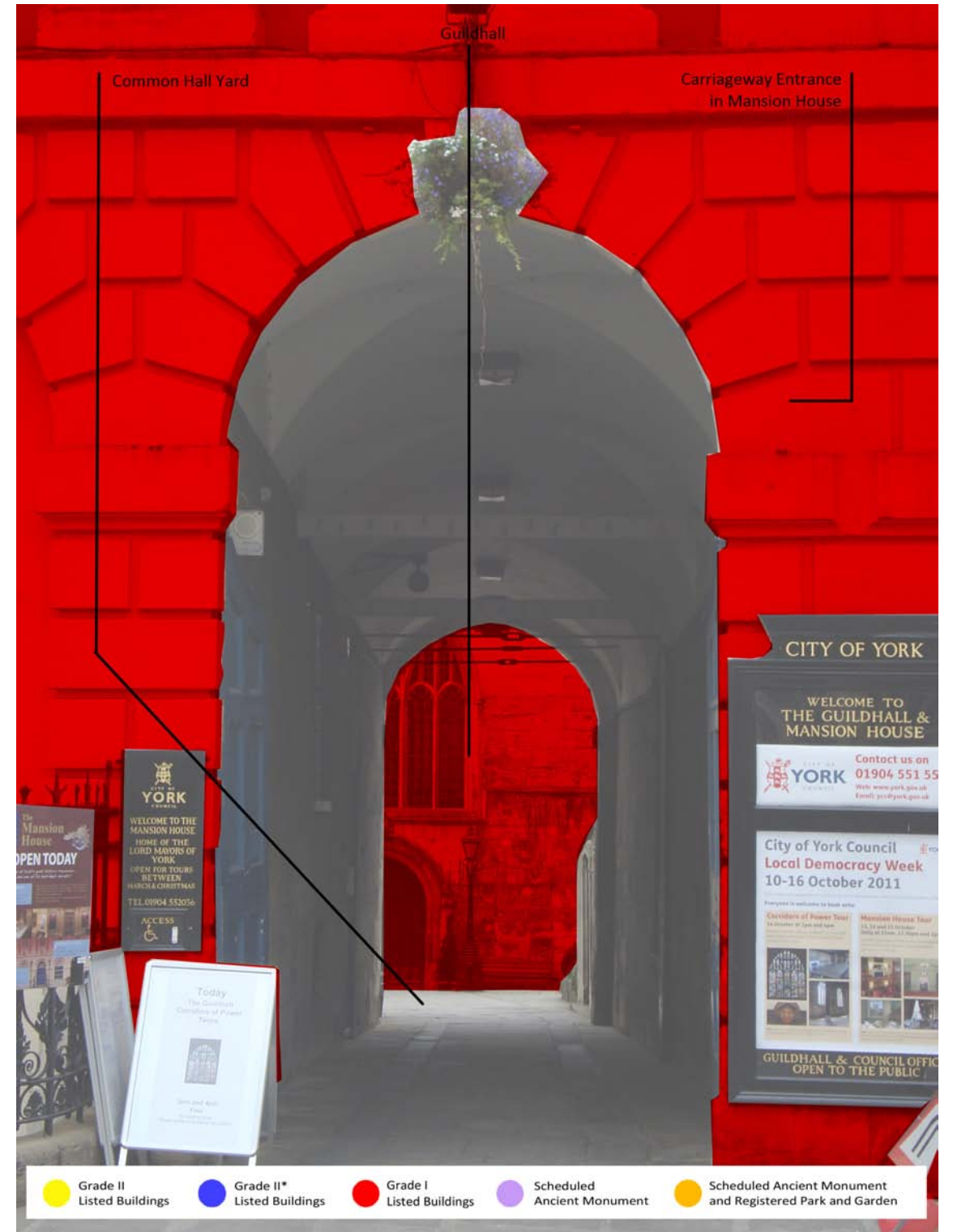
A royal visit to St Helen's Square, 1905: the site of many processions and historical and communal events (©York City Council - Imagine York).



St Helen's Square in the 1880s looking towards the entrance to the Guildhall and Lendal (©York City Council - Imagine York).



4.4.3 View Point 11: Mansion House Carriageway Passage





### Location

Mansion House Carriageway Passage

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Principal public approach to the Guildhall.
- Offers glimpsed and surprise views of the principal non-riverfront façade of the medieval Guildhall and access point to Common Hall Yard.
- Very close to the medieval entrance at Common Hall Gates, possibly offering a similar view.

### History of the View from this Viewing Place

This view was created when the Mansion House was built in 1725 and the earlier tenements (which incorporated the medieval Common Hall Gatehouse, chantry chapel and maison dieu) were swept away. The view has, however, changed little since 1725 and may be similar to that provided when access was through the Common Hall Gates.

### List of Heritage Assets and Description of the View

**The carriageway entrance of the Mansion House (Grade I)** dominates this view with glimpsed views of the stone elevation of the medieval **Guildhall (Grade I)** beyond the vaulted passageway.

### Significance of the Heritage Assets

Both buildings are Grade I listed i.e. are of high significance, although this view provides only glimpses of them.

### Overall Heritage Significance of the View

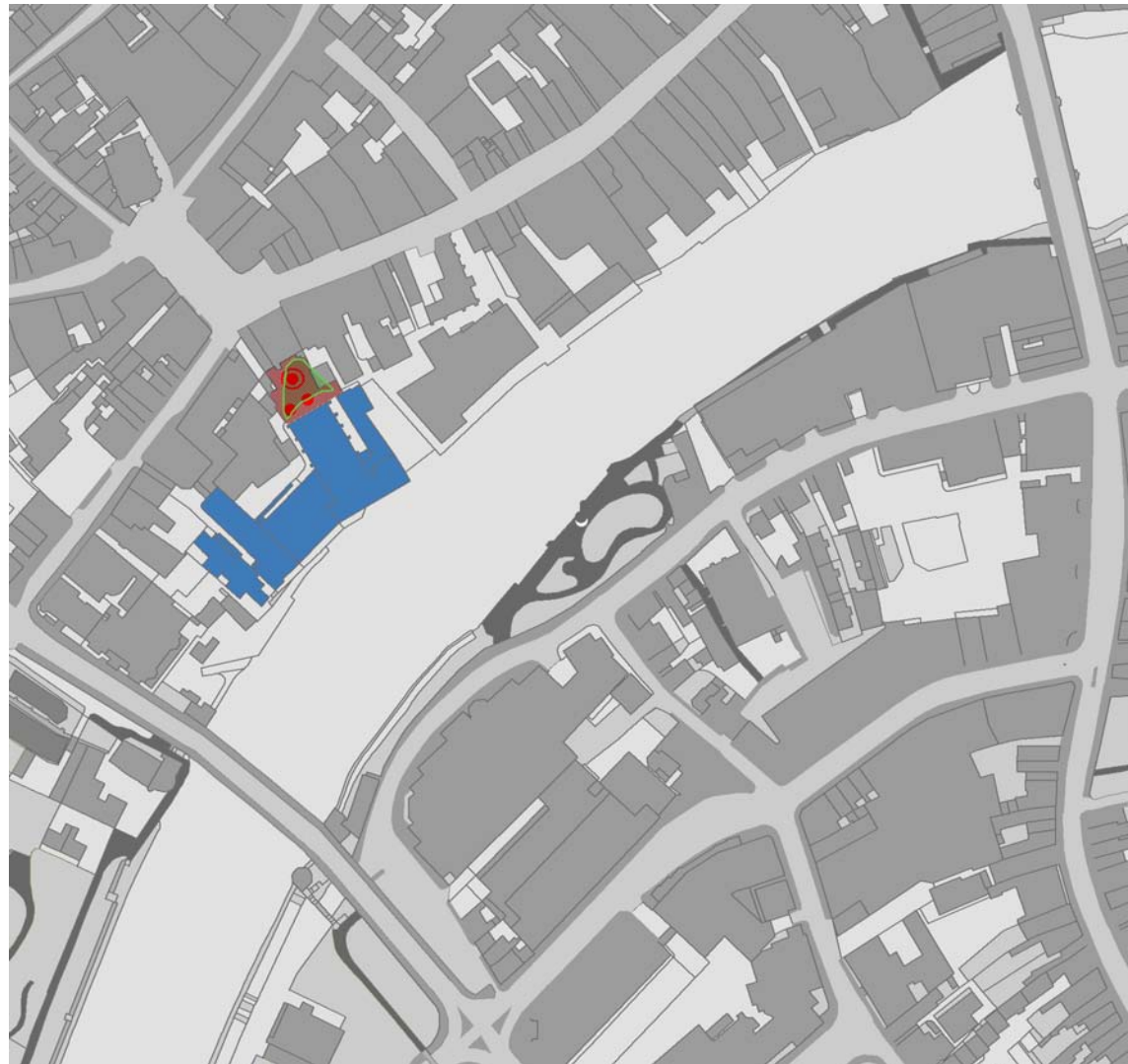
This view has a **High Significance** as it provides the first view of the Guildhall to visitors accessing the building.

### Sustaining/Enhancing the Heritage Significance in the View

- Seek to limit or reduce clutter that detracts from the aesthetic value of the entrance such as multiple sign/poster boards and leaflets on the entrance railings.
- Seek to create a more welcoming entrance to the Guildhall to attract visitors and better sign-post the existence of the hall thorough this passageway.
- Improve the lighting of the carriageway in line with the City Council's Lighting Strategy.
- Limit car parking in Common Hall Yard to emergency vehicles and exceptional situations as it creates an unwelcoming cluttered entrance for visitors and there is public car parking, Blue Badge holder parking and good public transport routes within a convenient distance.



4.4.4 View Point 12: Common Hall Yard





## Location

Common Hall Yard

## Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible space providing the principal public and visitor access to the Guildhall.
- Excellent unobstructed view of the medieval Guildhall offering the best view of the east elevation with direct access to the Guildhall.
- Limited views of the early 20th century southwards extension are possible from this yard.
- Good unobstructed views of the rear of the Mansion House are achieved from this yard.

## Kinetic Views

Common Hall Yard offers a 360° short-range view of the surrounding buildings, boundary walls and spaces.

## History of the View from this Viewing Place

The view from Common Hall Yard has changed considerably over the years with the removal of the medieval Pantry and Buttery and a small extension into Common Hall Yard (which has left a roof scar on the right of the Guildhall elevation), the removal of the stables and erection of the Mansion House in the 1720s and the construction of the southwards extension in the early 20th century.

## List of Heritage Assets and Description of the View

Upon entering the yard the first building encountered is the east elevation of the medieval **Guildhall (Grade I)**, the earliest building in the complex to survive above ground. Whilst the upper stonework and the large east window have been rebuilt following bomb damage, the entrance and lower stonework represent medieval fabric. This is an important elevation as it was the public entrance to the Guildhall i.e. was intended to be on view.

To the left of the Guildhall is a truncated view of the south extension built c.1900 to provide additional office space. To the right of the Guildhall is an unlisted brick building attached to the Grade II listed Lendal Cellars which is not in this view. A stone boundary wall separates the Guildhall from the adjoining property. The roof and chimney stacks of part of the **Council Chamber (Grade II)** built in 1888-1889 are visible in the upper right of the view. This was built to accommodate municipal offices and a larger, grander meeting chamber for the council members.

Upon first entering the Common Hall Yard there are views of the rear extension of **No. 3 Coney Street (Grade II)** and garages. This is a 19th century extension on an early 18th century house. The garages were added in 1927-1928.

Standing in front of the Guildhall, looking back towards the **Mansion House (Grade I)**, enables excellent uninterrupted views of the rear of this property which was clearly not intended for display and public view to the same degree as the front. It is a much less elaborate brick elevation with a large window lighting the stairs and a modern brick external lift shaft. Sections of the rear of the Grade II listed **General Post Office** (with gable end) and **No. 3 Coney Street** are also visible adjacent to the Mansion House in this view.

As regards **Common Hall Yard** itself, the views show a diversity of modern landscaping materials – largely flagstones – leading to steps and a ramp with railings towards the Guildhall. Lamp standards flank the area near the entrance with places to secure bikes to the left of this and a small rockery and area of shrubbery to the right. The area of the Mansion House rear garden/yard is demarcated with a tarmac surface in Common Hall Yard.

## Significance of the Heritage Assets

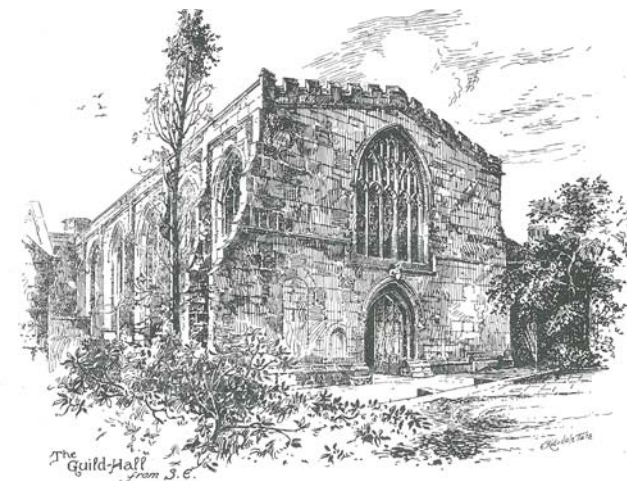
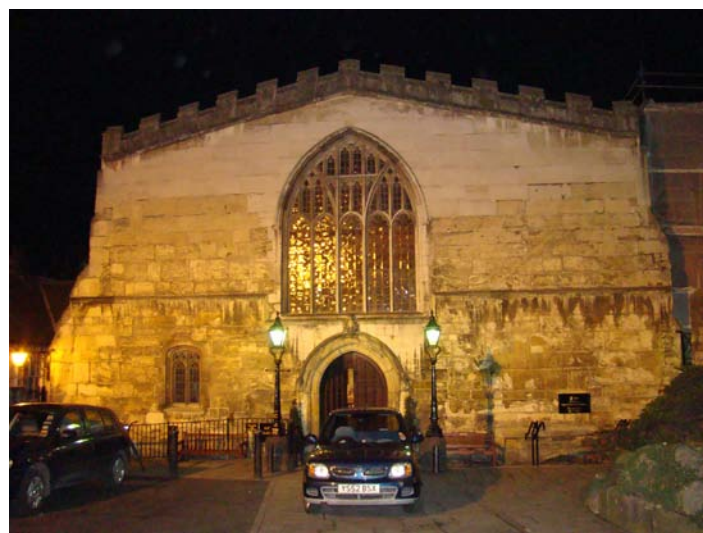
The Guildhall is the most significant building within this view, although the rear of the Mansion House, whilst rather simple and unadorned, remains an important elevation. Common Hall Yard is an underutilised space at present and its communal value as a welcoming space for visitors to gather and socialise could be enhanced. The principal significance of this space is the opportunity it provides to view the architectural and aesthetic values of the Guildhall, and to a lesser extent the Mansion House.

## Overall Heritage Significance of the View

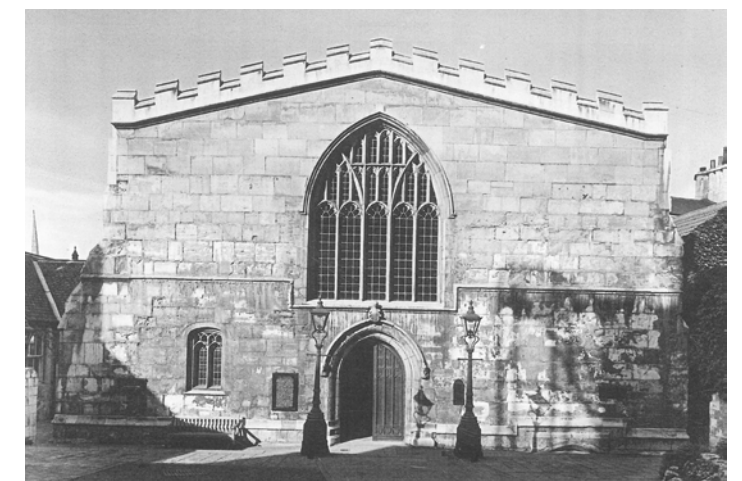
This view has a **High Significance** as it provides the best view of the public entrance to the Guildhall and the public access route to the municipal offices. Views from Common Hall Yard also illustrate a diversity of tightly packed nationally significant historic buildings. The garages detract from the views to the Guildhall.

## Sustaining/Enhancing the Heritage Significance in the View

- Retain the open aspect of Common Hall Yard whilst resurfacing it to achieve a unity of materials.
- Seek to make the Common Hall Yard a more welcoming space, perhaps softening it through increased shrub planting and greenery (avoiding planting tall or fast growing trees).
- Keep the buildings in good repair.
- Improve public access and seating.
- Limit or reduce clutter that detracts from the aesthetic value of the cultural heritage such as relocating bikes to a more discrete location away from the principal elevation of the Guildhall and prevent car parking in Common Hall Yard (with a few exceptions - such as the Mayoral car).
- Remove the garages.



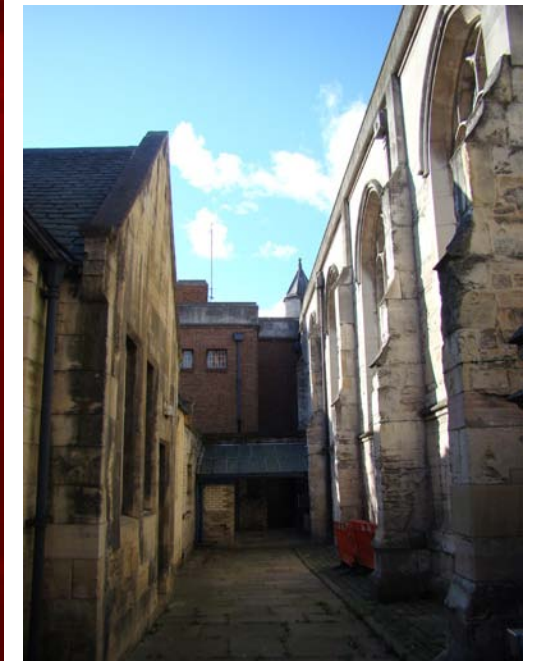
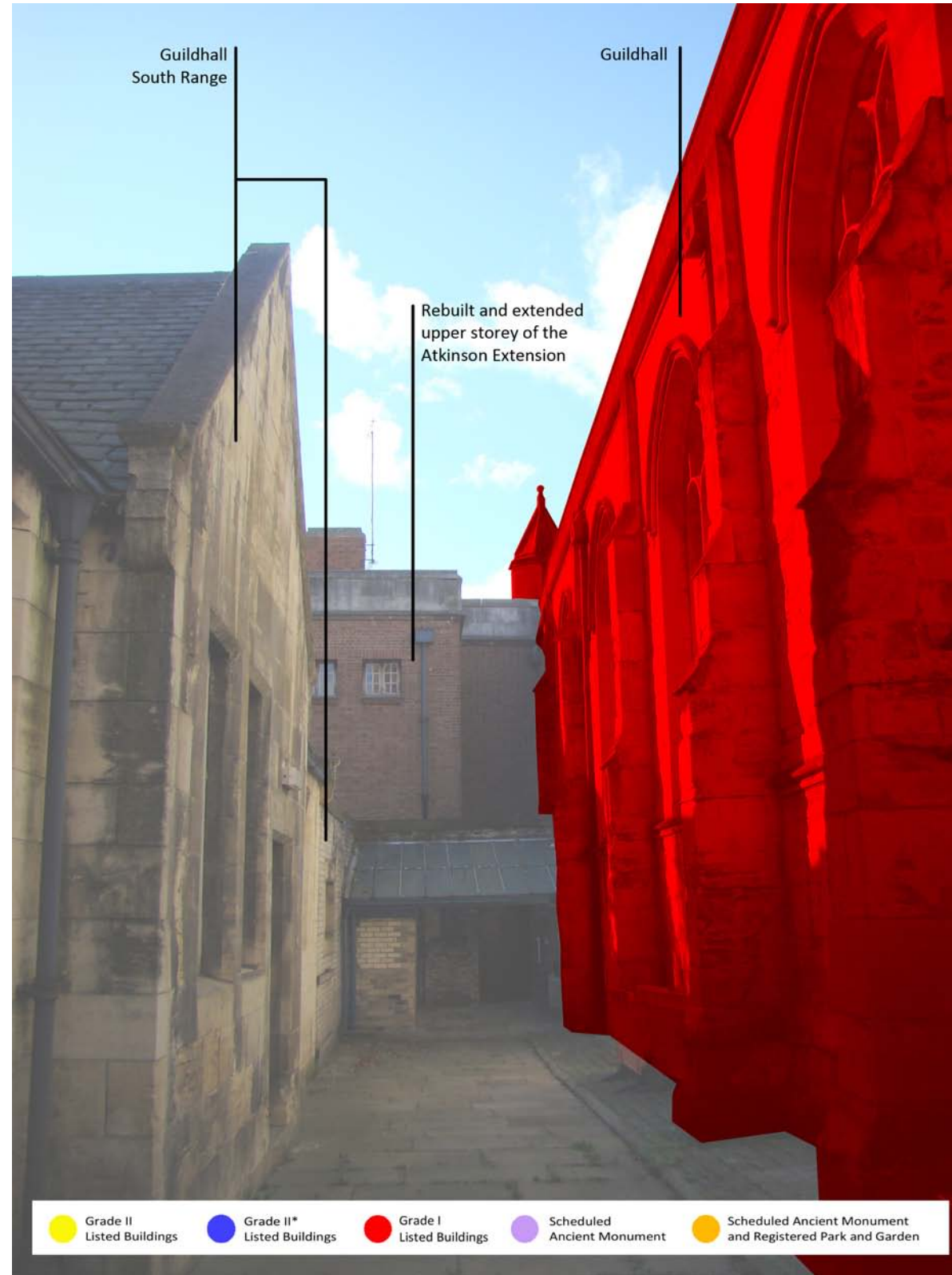
View of the Guildhall from Common Hall Yard by Edward Ridsdale Tate, c.1909 (reproduced in Cooper 1909)



The Guildhall in 1976 (RCHME Neg. YC.3619. © National Monument Record)



4.4.5 View Point 13 : Early 20th Century Southern Range





### Location

Early 20th century Southern Range

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Publically accessible view of the south extension.
- Illustrates the visual and spatial relationship between the south extension and the Guildhall.
- The site of the medieval Buttery and probably also the Kitchen for the Guildhall.
- This is the only place from which to view the ground floor of the rear of the Atkinson extension of c.1810.

### Kinetic Views

Kinetic views are limited as locked gates prevent access down the passage between the extension and Guildhall towards the Atkinson building whilst this passage provides the only means of viewing the relationship between these building campaigns.

### History of the View from this Viewing Place

This view is an early 20th century creation and is not illustrated on historic photographs or paintings etc.

### List of Heritage Assets and Description of the View

The south wall of the **Guildhall (Grade I)** in this view is significant and again illustrates the 1950s rebuilding of the upper stonework and window tracery. This view also captures the turret of the stairwell by the Inner Chamber. The **early 20th century stone extension** has also been well designed, and the contemporary brick section linking the stone section to the Atkinson block contains a barred window (only partially visible in this view) which indicates its previous use of holding people during the Assizes. Unfortunately the lean-to obscures the ground floor of the Atkinson block in this view whilst the first floor was rebuilt and extended eastwards in the 1950s following bomb damage.

### Significance of the Heritage Assets

The **Guildhall** is of high significance but this is not a representative image as so little fabric is captured. There are other, far superior, views of the Guildhall. The **south extension** is curtilege listed. This provides one of a small number of viewing places to see it externally, in particular its relationship to the medieval Guildhall. The other viewing place is Common Hall Yard. The rear elevation of the **Atkinson extension** is largely obscured (at ground floor level) or has been entirely rebuilt (at first floor level) and this is a utilitarian, functional brick elevation.

### Overall Heritage Significance of the View

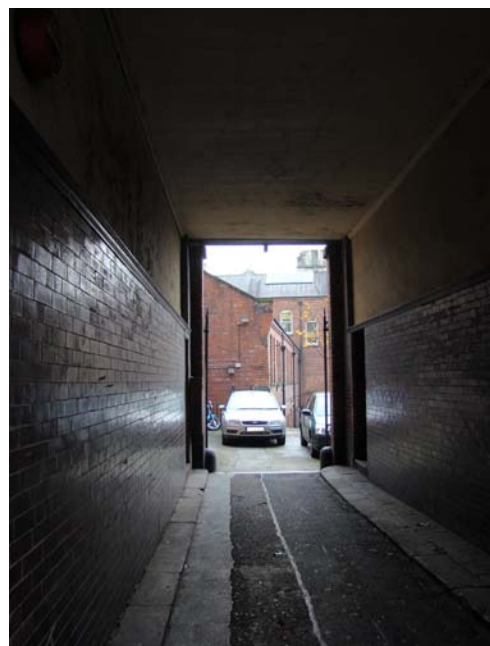
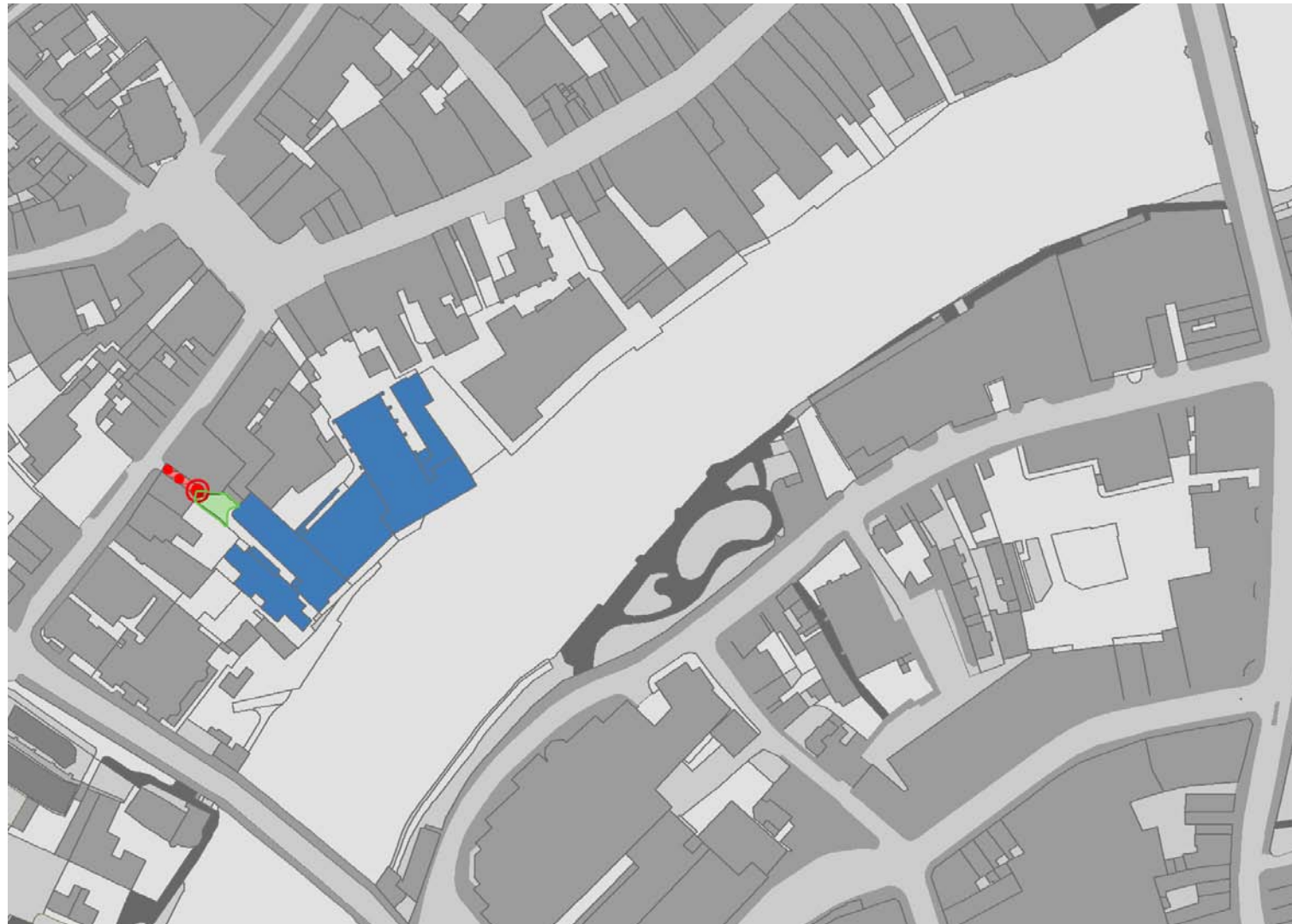
Of interest in demonstrating the relationship between various building campaigns and the work following the World War II bomb damage, overall this view has a **Medium Significance**. Much of the fabric is 20th century rebuild. Whilst the south extension provides some aesthetic and architectural value in its design and historic value in the survival of the barred window, these are not well captured in this view, whilst the view of the Guildhall is also rather partial and the work by Atkinson is not visible. The primary significance of this view, which raises it to Medium Significance, is the view of the flank of the Guildhall. This elevation is of evidential value as it contains a considerable amount of original fabric below the string course along with a complete buttress and parts of others.

### Sustaining/Enhancing the Heritage Significance in the View

- Consider enabling public access to this passage, possibly relocating the bike storage here.



4.4.6 View Point 14: Early 20th Century North Annex





### Location

Early 20th Century North Annex

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- This is the only external approach to this extension and the adjacent sheds.
- Whilst views of the hutments are very limited, the character of the extension and materials used is discernable.

### Kinetic Views

The external access to this extension is through a passage between 14 & 16 Lendal. Views of the extension improve in clarity and scope during this approach.

### History of the View from this Viewing Place

This view is an early 20th century creation. The Aviva building in the background on the opposite riverbank was built in c.1992 as the G&A Insurance building.

### List of Heritage Assets and Description of the View

There are no designated heritage assets in terms of listed buildings or scheduled monuments within this view, although the buildings and landscape do fall within the York Central Core Conservation Area. The early 20th century **Guildhall annex** is a brick building whose character is rather utilitarian and functional. It does not have the character of a civic building. The Aviva building on the opposite bank of the River Ouse is shown here in the background.

### Significance of the Heritage Assets

The architectural, historic and communal values of the visible buildings, in particular the Guildhall extension are relatively low. The carriageway and the gates are part of the listing of **14 Lendal (Grade II\*)** and possibly preserve a medieval route to the Friary and thus have evidential value.

### Overall Heritage Significance of the View

This view has a **Low Significance** as it is dominated by modern hard landscaping and an extension to the Guildhall of low significance.

### Sustaining/Enhancing the Heritage Significance in the View

- Improve the landscaping.
- Consider replacing this extension with a higher quality modern building of similar size and scale but with greater aesthetic appeal and functionality; the design of which is to be influenced by future uses in this complex.



4.4.7 View Point 15: Passage and Yard Outside Early 20th Century North Annex





**Location**

Passage and Yard outside Early 20th Century North Annex.

**Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)**

- External approach to both the huts and north extension once through the passageway (View Point 14).

**Kinetic Views**

Moving towards the entrance to this extension down the yard provides greater views of the roofs and upper parts of the hutments.

**History of the View from this Viewing Place**

This view has been created in the 20th century.

**List of Heritage Assets and Description of the View**

There are no designated heritage assets in terms of listed buildings or scheduled monuments within this view, although the buildings and landscape do fall within the York Central Core Conservation Area. The early 20th century **Guildhall Annex** is a brick building whose character is rather utilitarian and functional. It does not have the character of a civic building. The **Aviva** building on the opposite bank of the River Ouse is shown here in the background as are the roofs of

the 20th century **hutments**. Looking back towards the access passage from near the rear access to this extension, the canopy over the bike sheds blocks the view but part of the rear of **Nos. 4a, 4b and 10-14 Lendal (Grades II and II\*)** are visible. Nos. 10-14 Lendal are well designed harmonious brick elevations of mid-18th century houses converted to shops and offices in c.1880. The carriage gates of No. 14 date to c.1890. All the windows in the three storeys above a basement have segmental arches of brick and painted stone sills. Historic glazing survives in part. Nos. 4A and 4B Lendal (Grade II) are early 18th century in date with mid-19th and 20th century alterations. Three storeys high, the windows have segmental arches.

**Significance of the Heritage Assets**

The Guildhall north extension and hutments are not significant buildings. However, the buildings along Lendal which are visible in views facing away from these are significant both architecturally and historically. For example, of historic value is the fact that No. 10 Lendal became the office of J. B. and W. Atkinson, direct successors of the architect John Carr of York in the c.1870s. James Demaine became a partner in 1877 and Walter Brierley in 1886 on the death of W. Atkinson. 4A and 4B Lendal are listed for group value as part of a significant group of buildings on Lendal and are of architectural interest.

**Overall Heritage Significance of the View**

Views of the Guildhall site area from here are of **Low Significance** whilst views in the opposite direction facing towards Lendal are of **Medium Significance**.

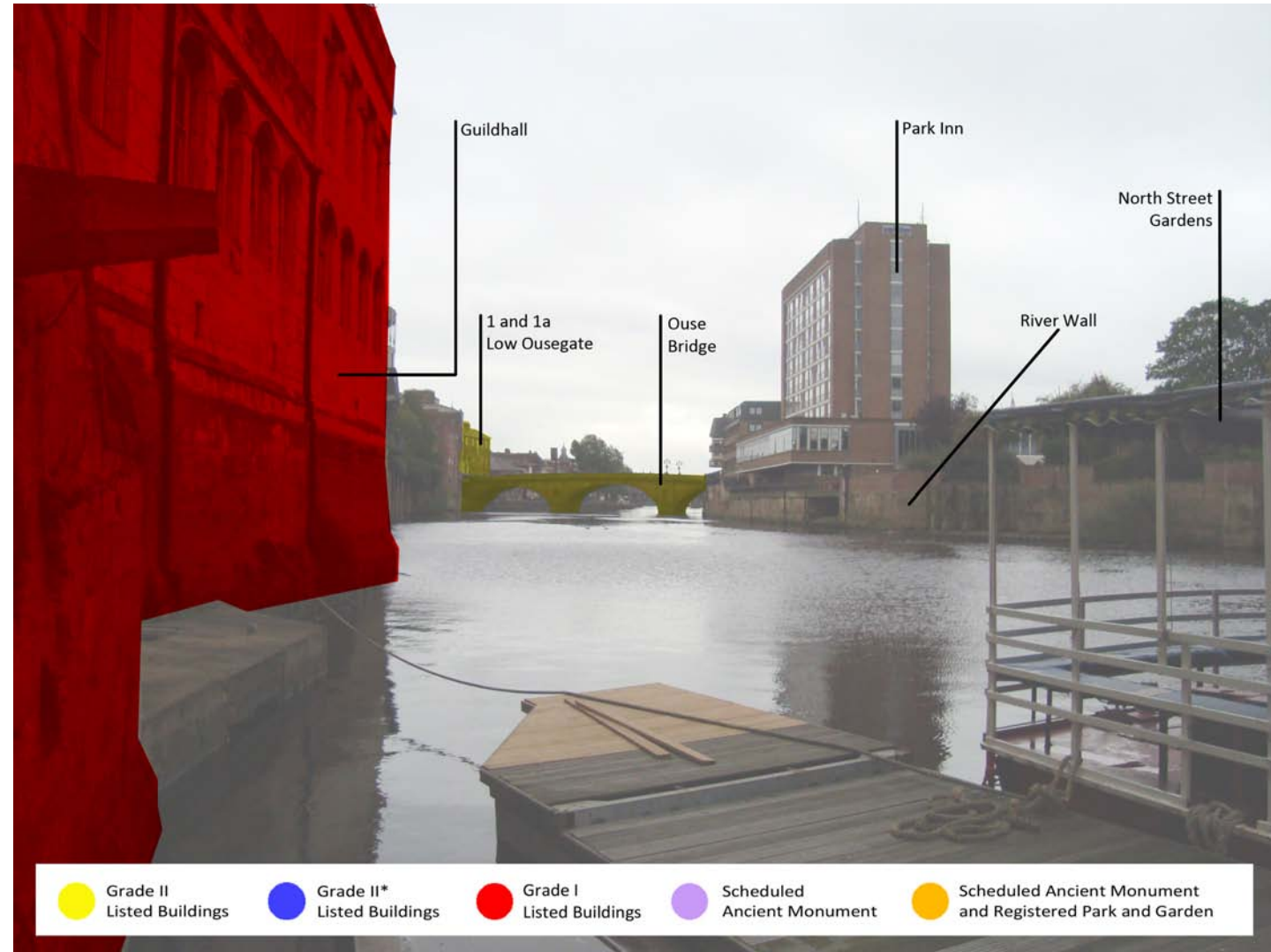
**Sustaining/Enhancing the Heritage Significance in the View**

- Consider removing the hutments which are unsightly and have no functional use and neutral significance.
- Consider replacing the north annex with a modern building which fulfils the changing uses and requirements of the complex when this building is vacated and would enhance the aesthetic value and architectural character of the setting of the Guildhall.
- Maintain views of the rear of Nos. 4A-14 Lendal.
- Limit parking in this area.





4.4.8 View Point 16: Boat Hire Yard





### Location

Boat Hire Yard

### Reasons for Selection: Significance of the Viewing Place and Assessment Point(s)

- Although not publically accessible, the jetty here provides excellent close views of the Guildhall's river frontage and its visual relationship to Ouse Bridge.

### Kinetic Views

Moving along the jetty provides closer views of the Guildhall in its riverside setting.

### History of the View from this Viewing Place

There has been a jetty and landing (St Leonard's Landing) in this approximate location since the medieval period. When Common Hall Lane was used to transport goods to and from the river this would have been a viewpoint for a number of people.

### List of Heritage Assets and Description of the View

A close inspection of the fabric of the **Guildhall (Grade I)** river frontage facades is possible from this view. Beyond the Guildhall the multi-storey Park Inn dominates the view and is an unsightly addition to the skyline and river front. In the background are three listed buildings. **Ouse Bridge (Grade II)** spans the river and there has been a crossing point here for centuries. The corporation meetings rooms were originally on a building on this bridge. The current bridge dates to 1810-1820 by Peter Atkinson junior who had designed the c.1810 extension to the Guildhall prior to this. The bridge is rusticated limestone ashlar with later cast-iron lamp standards. It is a three-span bridge, with segmental arches of rusticated voussoirs between piers containing round-headed niches on half-octagonal cutwaters. There are flights of steps on the east and west banks.

Close to Ouse Bridge to the riverfront on the left on this view is **1 and 1A Low Ousegate (Grade II)** which was built 1810-1820 i.e. contemporary with Ouse Bridge. It is a three-storey brick house with a 20th century shop front above a basement.

### Significance of the Heritage Assets

The Guildhall's riverside façade is the most important heritage asset in this view, however, Ouse Bridge and 1 & 1A Low Ousegate are of national significance. Furthermore the riverfront wall by the boat yard and Guildhall is likely to have evidential value for medieval fabric such as the pointed arch and presumably some of the masonry of the friary wall. This view highlights the size of the River Ouse and the importance of Ouse Bridge, both today and historically in providing access across the river to residents, businesses and visitors. The connection between the c.1810 extension of the Guildhall and Ouse Bridge is also of interest as both were designed by the same architect.

The way the Guildhall and other buildings rise sheer out of the water is a visually strong and distinctive feature, which also adds to the fortuitous aesthetic value of the group, on account of the reflections in the water.

### Overall Heritage Significance of the View

Views of the Guildhall site area from here are of **Medium Significance** as they are compromised by the dominance of Park Inn. The lower (riverfront/friary) wall is significant.

### Sustaining/Enhancing the Heritage Significance in the View

- Views of the Guildhall from further back along the jetty are partially obscured by several trees. As the roots of these may be damaging the foundations of the remains of the friary wall consideration should be given to removing these or strictly managing their growth rate and any root damage to the wall.
- The lower riverfront/friary wall should remain exposed to view.
- Ensure the historic buildings are kept in good order.



#### 4.5 Views of Local Interest

There are a several views of lesser interest than those described above, but which still provide locally important visual perspectives of the Guildhall. Many of these views are glimpsed views, partially obscured by later development or vegetation and some could be enhanced.



The Guildhall seen from the west riverbank is largely obscured from view behind a line of trees and Lendal Bridge



The Guildhall seen from across the road at Wellington Row is a local view that is less significant than from the riverside due to the flood wall partially blocking the view but is still of Medium Significance.



## 4 York Guildhall: Key Views



The gardens gifted to the Council contain trees which restrict views of the Guildhall creating glimpsed views from North Street. These trees should be carefully managed to prevent becoming too overgrown and further blocking views. The garden provides a rare example of a green space from which to sit and view the Guildhall



Further along the River Ouse, views of the Guildhall become increasingly restricted by both the bend in the river and Ouse Bridge





The boundary wall and tree planting to the south of the Guildhall Southern Range obscures views to it. This view could be enhanced through relocating the commercial bins and empty barrels to a discrete part of the public house and careful tree management



The density of buildings around the Guildhall restricts close range views but these views are arguably of Medium Significance as they depict the main public approach into the Guildhall and allow visual access to one flank of the Guildhall which has evidential and aesthetic value.



## 4 York Guildhall: Key Views



Views from the riverside by the York Boat Yard are restricted by tree growth. These trees have the potential to damage the fabric of the river wall and the location and appropriateness of these trees should be assessed



Offices and meeting rooms lit on a late December afternoon at 4.30pm. Note the more colourful Revolutions Bar and City Screen to the right of the photograph.



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## 5.1 Change over time

Most of the settings within which people perceive heritage assets today have changed over time. This history of change, its nature, scale and speed, may help to determine whether future changes within the setting of a heritage asset will add to or detract from its significance, or leave it unaltered.

## 5.2 Assessing the implications of change affecting setting

The protection of the setting of the Guildhall and other heritage assets need not inhibit change. The *Historic Environment Planning Practice Guide* supporting PPS5 provides the following guidance (with the relevant paragraph numbers cited):

*(118) Change, including development, can sustain, enhance or better reveal the significance of an asset as well as detract from it or leave it unaltered. For the purposes of spatial planning, any development or change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting. Where the significance and appreciation of an asset have been compromised by inappropriate changes within its setting in the past it may be possible to enhance the setting by reversing those changes.*

*(121) The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials. This does not mean that new buildings have to copy their older neighbours in detail, but rather that they should together form a harmonious group.*

*(122) A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.'*

## 5.2 Overarching Recommendations

- **There is potential for new or improved riverside public spaces and access around the Guildhall** (as highlighted in the York Central Historic Core Conservation Area Appraisal 2011, 520). This would enhance its communal values and the public appreciation of the site.
- The setting has a tradition of quality contemporary design such as the City Screen. **New development is likely to be acceptable providing that it is of a suitable scale for the setting and follows the historic plots, width, building heights and street/river lines i.e. referencing the historic surroundings.**

- Views and building heights matter in York as observed in the York Central Historic Core Conservation Area Appraisal. The relative absence of tall modern buildings enables a number of significant views. **New developments along the riverfront close to the Guildhall must respect the historic skyline.** Long range views provide the best examples of dynamic and panoramic views whereas short range views often capture framed vistas, surprise views and details.
- **No development should be permitted in the backdrop or immediate context of the Guildhall complex which would be intrusively visible when viewed from Lendal or Ouse Bridges or the riverfront walks.** Any new development along the east bank should be no more than four storeys. Park Inn is the principal detracting feature in the vicinity of the Guildhall due primarily to its inappropriate height and scale.
- Materials are also an important part of the views. For example, the river is a major part of the setting and history of the Guildhall and Common Hall Lane and the harmonious use of Magnesian Limestone and Portland stone in the riverfront facades of the Guildhall complex and the red brick with stone dressings for most of the nearby buildings is an important part of the visual character and aesthetic significance of the area. **New development should be sensitive to the historic character and materials in the setting.**





The Guildhall York  
Key View Analysis

January 2012

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