

Comments for Planning Application 18/01265/LBC

Application Summary

Application Number: 18/01265/LBC

Address: North Country Properties Limited 72 Goodramgate York YO1 7LF

Proposal: Internal and external works including structural timber and render repairs to the front and gable elevations|cr|

Case Officer: Rachel Tyas

Customer Details

Name: Dr David Fraser

Address: Fairfax House, 27 Castlegate, York YO1 9RN

Comment Details

Commenter Type: Consultee response

Stance: Customer made comments neither objecting to or supporting the Planning Application

Comment Reasons:

Comment: York Civic Trust's Planning Committee considered this application at its meeting on 19 July 2018.

72 Goodramgate forms part of 'Lady Row', a C14 row of timber-framed medieval houses with jettied fronts. These are the oldest row houses in York and of the highest local and national value, as reflected in their Grade I listing,

The Trust is dismayed by the level of damage to the historic fabric of this building. Such damage is due not only to an incident when a vehicle impacted with the corner of the property, but also from the inappropriate use of C20 concrete render. The result of the latter is potentially worse than the former - with a number of seriously decayed medieval timber and laths now identified.

Considering the historic importance of this building, the Trust is disappointed to read via Historic England's response that the remedial work has been carried out in advance of professional conservation advice being given by this national heritage body. Furthermore, whilst the assessment of the historic render by Womersleys Ltd is very good, the Trust does not believe a sufficient understanding of this medieval building's history and structure has been made in advance of the invasive removal of the fabric. Consultation of Jayne Rimmer's PhD thesis on the 'Small Houses in Late Medieval York and Norwich' (2007), Jane Grenville's Medieval Housing (1997) and Philip Short's 'The Fourteenth-Century Rows of York' in the Archaeological Journal (1979) would provide an excellent understanding of the fabric and heritage of Lady Row.

Finally, since this application has revealed previous use of steel encasing and concrete render at 72 Goodramgate, and the apparent similar rendering for the rest of Lady Row, the Trust is very

concerned that Lady Row in its entirety is likely to be suffering similar decay of its medieval timber from similar inappropriate materials applied in the C20. Ideally, conservation analysis should be conducted throughout Lady Row, but at the very least we would recommend that City of York Council ought to be asking for a full, illustrated Conservation Report: existing condition; investigations carried out; findings; conservation interventions including methods adopted and specification of materials used at 72 Goodramgate. This too should be lodged where it is publicly accessible and would be invaluable documentation when the time comes to conserve the remainder of this historic group of properties at Lady Row.