

Comments for Planning Application 18/01867/LBC

Application Summary

Application Number: 18/01867/LBC

Address: Club Salvation George Hudson Street York YO1 6JL

Proposal: Conversion of first and second floor and third and fourth floor extension to create 19no. serviced apartments, change of use of 23 and 25 Tanner Row ground floor and basement to A3 with ancillary accommodation, 27 and 29 George Hudson Street ground floor and basement will remain retail with storage, and 31 George Hudson Street ground floor and basement will be amenity space for the serviced apartments.

Case Officer: Erik Matthews

Customer Details

Name: Dr David Fraser

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

Comment Details

Commenter Type: Consultee response

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: The Planning Committee of York Civic Trust considered this application at its meeting on 13 September 2018.

Whilst not a unanimous committee decision, the Trust supports this application due to its ability to return no.31 as a townhouse. We also consider the proposed heightening of no.23 Tanner Row acceptable as this will positively contribute to the streetscape and Conservation Area, and return it to what it appeared to be approximately prior to war damage.

No.23 Tanner Row:

No.23 Tanner Row (Club Salvation nightclub) was originally known as the Great Northern Hotel and designed as a prestigious building in a prominent position on the corner of Tanner Row and George Hudson Street, the latter being created in 1877 - and a likely date for the hotel's construction.

Since the Second World War, the fortunes of the building have much diminished in terms of use, façade/upkeep and height (by two floors, following war damage). With blackened-out, ground-floor windows and no active front, especially during daytime, the current building and its use has resulted in it having a negative contribution to the streetscape and Conservation Area. The application is therefore a welcomed opportunity to revitalise this building, and through this the wider Rougier Street / Great Hudson Street area. Restored to five storeys, no.23 Tanner Row has the potential to form a visual gateway with the attractive and tall 1899 building opposite (no.22

George Hudson Street, Grade II), and better help frame the approach to George Hudson Street from Rougier Street.

Due to the unique, historical documentation of no.23 Tanner Row having been previously five storeys high, and taller than adjoining buildings, setting a precedence for future vertical extensions on other properties on George Hudson Street or Tanner Row should be considered unlikely.

Consideration will however need to be given to the detailing of the façade. We welcome the proposed use of reduced ceiling heights in the upper floors as an echo of the former floors before they were removed and sympathetic to neighbouring C19 properties. Thought however will need to be given to the poor air-quality on George Hudson Street, which was named and shamed as the third worst street in York for nitrogen dioxide emissions in 2018, and how this will not impact on the health of residents.

Nos.27-31 George Hudson Street:

Nos.27-31 are three townhouses dating from c.1860 and recognised nationally (Grade II) for their group architectural and historic group value. The Trust welcomes the removal of modern partition walls and fittings on the ground floor at no.31 that are associated with the nightclub. This will help reinstate the property as a townhouse with a ground-floor retail unit.

The Trust does however oppose the proposed upper-floor alterations of nos. 27-31 George Hudson Street. This would see the existing duplex arrangement reconstructed as one-bedroom apartments and would involve the removal of internal walls in all three properties and alterations to the staircase at no.27. The potential loss of historic material and fixtures is unjustified.

Documentation of the interiors, including an assessment of their heritage value, would need to be provided to offset concerns of such needless loss.

To conclude, overall, York Civic Trust supports this application. It does so largely as a result of the possibility it offers to improve no.23 Tanner Row's appearance and the streetscape in the (Micklegate) Conservation Area along George Hudson Street, as well as returning no.31 George Hudson Street as a townhouse. Concerns are however raised for the unjustified loss of internal fabric in the upper floors of nos.27-31 George Hudson Street, which, until documented otherwise, are assumed to be original.