

20 The Mount, Malton Heritage Statement

July 2021



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20 The Mount, Malton

Heritage Statement

EXECUTIVE SUMMARY

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment in the planning system. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing Heritage Statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England. The Institute of Historic Building Conservation (the IHBC) accredits Humble Heritage as a professional Historic Environment Service Provider.

Humble Heritage Ltd undertook this Heritage Statement in July 2021, having been appointed to advise of the project in March 2021. It is intended to accompany an application for planning application to erect a small single storey side extension at the property.

This report provides a summary of the historical development of the application site. It assesses the heritage significance of the existing house and the contribution that the application site makes to the Malton Conservation Area, within which it is situated.

20 The Mount is a large suburban semi-detached villa that dates from the late nineteenth century. A large extension was added to the rear of the original house between c.1911 and 1928. In terms of its inherent heritage significance, the later extension is of less significance than the original house and detracts from the ability to appreciate the original design, although it is an example of how the houses here and elsewhere on The Mount have been adapted through the twentieth century and beyond.

Although today no.20 has a pronounced linear form that is perpendicular to the street, it is not its original form (being the result of the early twentieth century extension) and it does not typify the character of the dwellings on The Mount, either historically or today. The acquired linear form of no.20 is not an element of the character or appearance of the conservation area that contributes to its special architectural or historic

interest. Historic and modern extensions and offshoot elements are a common feature of the houses on The Mount.

The proposed extension is modest in scale and in architectural detail. The aim is to create an extension that sits well within the established architectural hierarchy of the building, that will not compete with the main elevations of the house, and that will be a subservient to the rest of the house. The architectural form of the extension is appropriate, with a steeply pitched roof. It is orientated with its gable towards the road to reduce its visual impact and to avoid an overly complex roof form where it meets the main house.

Because no harm will be caused to the historic environment, this application is therefore in accord with the heritage provisions of the National Planning Policy Framework and the relevant sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared by Dave Pinnock (BA, MA) of Humble Heritage Ltd and was produced during July 2021. Humble Heritage were appointed to advise on the project in March 2021. This assessment is intended to accompany an application for planning permission to erect a single storey side extension.
- 1.02 The aim of this report is to satisfy the requirement of paragraph 189 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).
- 1.03 This assessment is based on a site visit made in March 2021 that included an examination of the site, the existing buildings and their environs. The Heritage Statement is further informed by analysis of historic maps of the area, and a review of known information about the site from various sources (including the North Yorkshire Historic Environment Record).

HERITAGE PLANNING CONTEXT

General

- 2.01 The application site is within the Malton Conservation Area.
- 2.02 The house has been identified as a non-designated heritage asset by the planning authority's Conservation Officer. The house has no entry in the North Yorkshire Historic Environment Record and it is not specifically identified in the Conservation Area Appraisal.



The application site in its historic environment context. Green = Malton Conservation Area

Legislation, planning policy and guidance

- 2.03 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 7-11, 38). The purpose of this Heritage Statement is to satisfy paragraph 189 of the National Planning Policy Framework which states that *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting'* and to assess whether the proposed development meets the test of sustainable development as regards its impact on the historic environment.

- 2.04 The statutory protection for conservation areas is laid out in the 1990 Planning (Listed Buildings and Conservation Areas) Act. The Act defines a conservation area as an area identified by the Local Planning Authority as having *'special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* (s69(1)(a)). Section 72 of the Act requires planning authorities to pay *'special attention'* to *'the desirability of preserving or enhancing the character or appearance of that area'*.
- 2.05 It is recognised in national planning guidance that this does not mean that every aspect of a conservation area's character or appearance is to be preserved or enhanced: *'Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance.'* (National Planning Policy Framework paragraph 201). Development should conserve or enhance those elements of a conservation area's character or appearance that positively contribute to its special architectural or historic interest.
- 2.06 The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account *'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation'* (NPPF 2019 paragraph 192a).
- 2.07 In the case of designated heritage assets such as the conservation area the NPPF requires that *'great weight'* is given to the conservation of the asset, and *'the more important the asset, the greater the weight should be'* (NPPF paragraph 193).
- 2.08 If the development will lead to *'substantial harm'* to the significance of a designated heritage asset, paragraph 195 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to *'less than substantial harm'* to the significance of a designated heritage asset, paragraph 196 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.
- 2.09 In contrast to designated heritage assets, the NPPF does not require planning authorities to give *'great weight'* to the conservation of non-designated heritage assets. It does not require that harm requires *'clear and convincing justification'*. Instead, the NPPF states that:

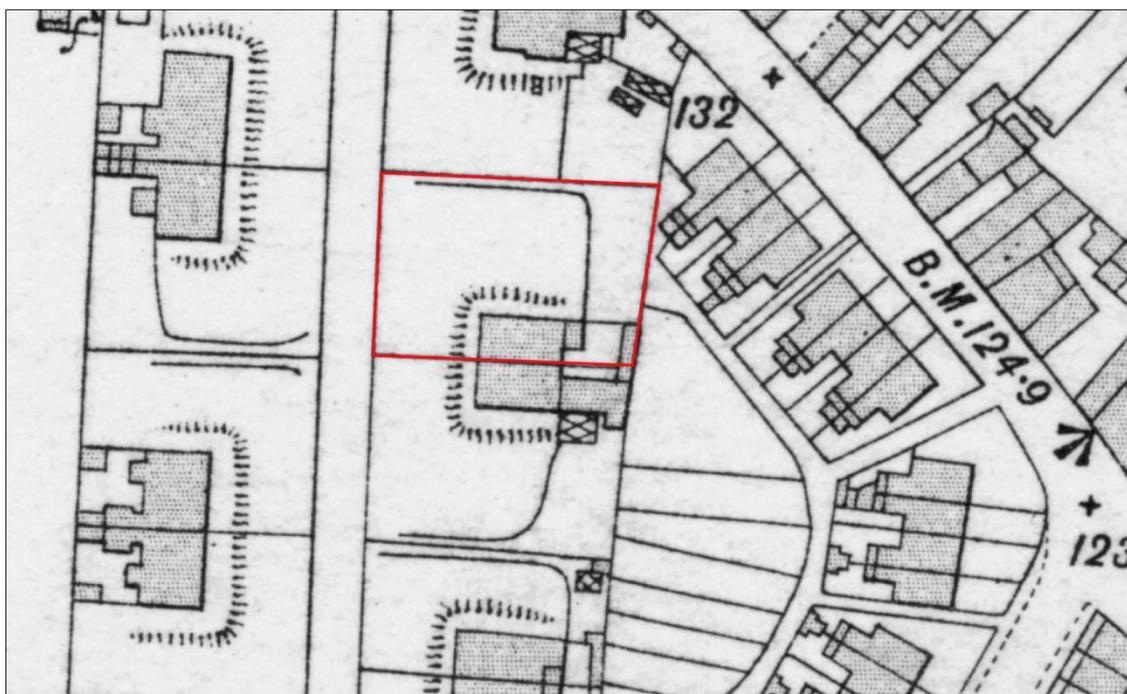
'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.' (NPPF paragraph 197).

SITE HISTORY

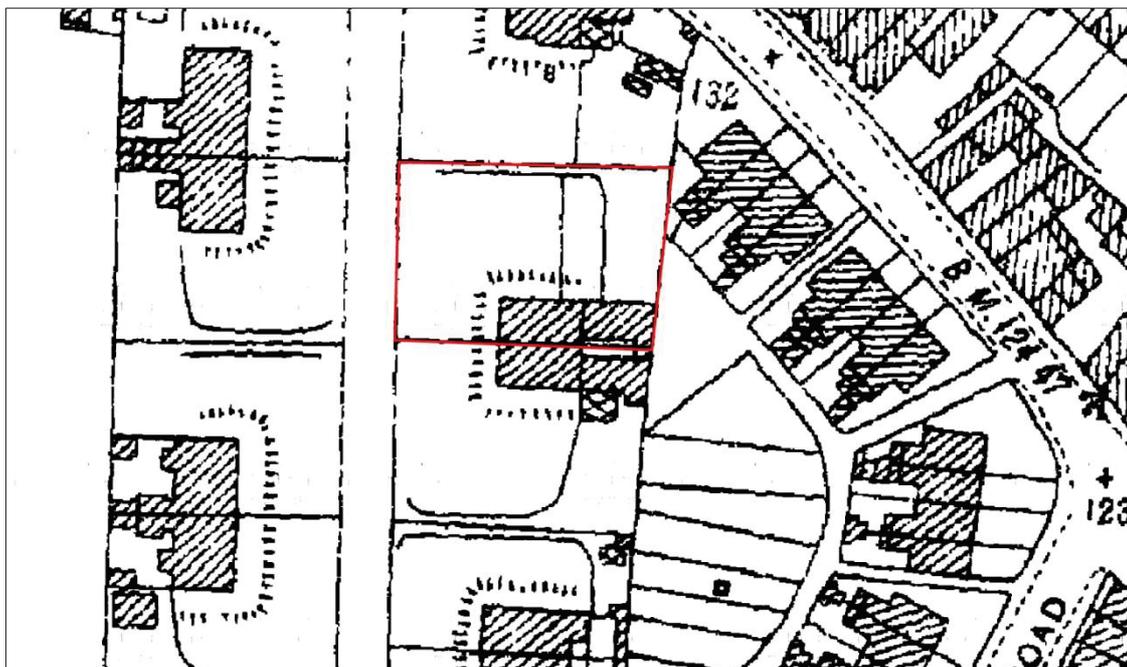
- 3.01 The Victorian western suburbs of Malton, where The Mount is situated, reflect the affluence and status achieved by the town in the second half of the nineteenth century, following the arrival of the railway.
- 3.02 The dwellings on The Mount, including no.20, were built in the late nineteenth century. The Ordnance Survey map published in 1853 shows the future site of The Mount to have been outside the built up area of the town. The Mount was first shown on the detailed 1:500 map published in 1891.
- 3.03 Early maps show that the villas on The Mount had a fair degree of variation in their layout, typical of high status villas built for a wealthy clientele. Several dwellings were detached, but semi-detached types occurred in slightly greater numbers. While the dwellings were uniformly large and set in generous grounds there was a variety of layouts within plots, with some arranged in a linear fashion perpendicular to the road, others linear but parallel to the road and yet others that were square, with no obvious orientation. A variety of outbuildings are also shown on the early maps including both detached outbuildings and attached offshoots.
- 3.04 As shown in 1891 no.20 and its attached neighbour no.18 lacked the pronounced linear form that they exhibit today. Although each house was slightly deeper than it was wide, this was not particularly pronounced and less so than for the neighbouring pair of semi-detached villas at nos.14/16. It is unlikely that the houses were visually prominent when viewed from the roadside due to the strong frontage planting that is shown on the 1891 map, and the fact that the carriage drive/pedestrian entrances were placed at the furthest corner of each plot away from the house. However, when seen from the roadside the overall appearance of the combined form of nos.18/20 would have appeared square with no particular orientation.
- 3.05 Typical of the other dwellings on The Mount, no.20 had outbuildings. The 1891 map shows a small rear offshoot and a range of small outbuildings detached from the main house and running along the back wall of the plot. (The latter appear to have been mews but were seemingly accessed via steps which makes this interpretation uncertain unless there was an alternative means of access.)
- 3.06 In the early twentieth century no.20 and its semi-detached counterpart (no.18) were extended to the rear by the addition of what were probably dedicated service wings, replacing the earlier outbuildings (both attached and detached). This gave them their characteristic form that is seen today and the extensions are readily identifiable by the white painted brickwork, a building fabric that is not found elsewhere on The Mount. No.20 was extended between the maps of 1911 and 1928, emulating the slightly earlier extension of its neighbour, as can be seen from the historic maps below.
- 3.07 As is common with Victorian suburban villas, there has been a degree of change to the dwellings on The Mount in the later twentieth century and beyond. A common feature is to add outbuildings and extensions to adapt the buildings and plots to the needs of modern living patterns and other uses. The modern Ordnance Survey map provides several examples of additional extensions and/or attached outbuildings that have been added more recently. There are three examples in the immediate vicinity of the site. A large right-angled wing has been added to no.22 to the immediate north of the application site. There is an extended garage block at no.21 almost opposite the application site. A very large garage to the immediate west of the application site at no.25 is detached, but is joined by a wall to the host dwelling giving the impression of being a right-angled, non-detached extension (see aerial photograph below).



1891 1:500 Ordnance Survey map. No.20 and no.18 consist of a square form central mass with attached outbuildings to the rear of each dwelling and detached outbuildings at the rear of the plot, separated from the house by a yard. Application site (red).



1911 1:2500 Ordnance Survey map. By this date no.18 has been extended by the addition of a service wing to the rear and an attached outbuilding at right angles to the house, probably an orangery/conservatory. However no.20 retains its original form Application site (red).



1928 1:2500 Ordnance Survey map. No.20 has now been extended to match its neighbour and it is only now that the house acquired its pronounced linear and perpendicular form (application site in red).



Modern Ordnance Survey map showing that no.20 is unchanged, but note the substantial attached side extension in the houses to the north and southwest Application site (red).



Recent extensions and attached outbuildings in the immediate vicinity of the application site

ASSESSMENT OF SIGNIFICANCE

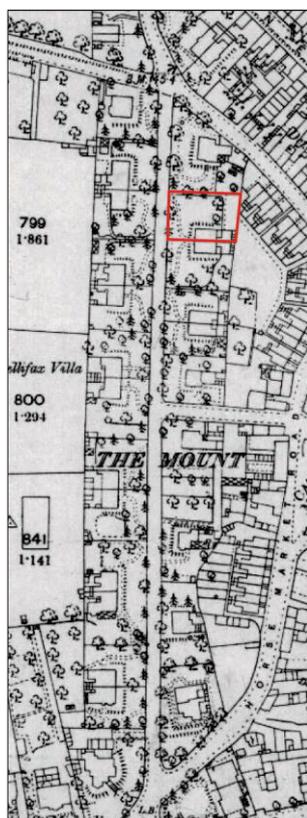
- 4.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 4.02 The following section assesses the inherent significance of the dwelling at 20 The Mount and the contribution that the application site makes to the character or appearance of the Malton Conservation Area. The purpose is to establish a baseline against which the impact of the proposed development can be assessed.

Inherent level of heritage significance

- 4.03 In her pre-application advice issued with reference to a previous proposal at the site, the Conservation Officer for the planning authority assessed 20 The Mount as a 'non-designated heritage asset' as per paragraph 197 of the NPPF. The building is an example of late nineteenth century suburban development. The majority of the building's significance is based on the front part of the house, the original nineteenth century fabric, and on its generous plot that typifies this type of housing.
- 4.04 The rear extension built between c.1911 and 1928 has less inherent significance and diminishes the ability to appreciate the original house. Its fabric is out-of-character with the rest of The Mount being of white painted/rendered brickwork in contrast to the stone of the original buildings. Its construction also led to the loss of the characteristic attached and detached outbuildings to the rear of the original house. On the other hand, the extension does typify a trend for later adaptation of the original villas, a trend which is apparent throughout the twentieth century.

Contribution to the special architectural or historic interest of the Malton Conservation Area

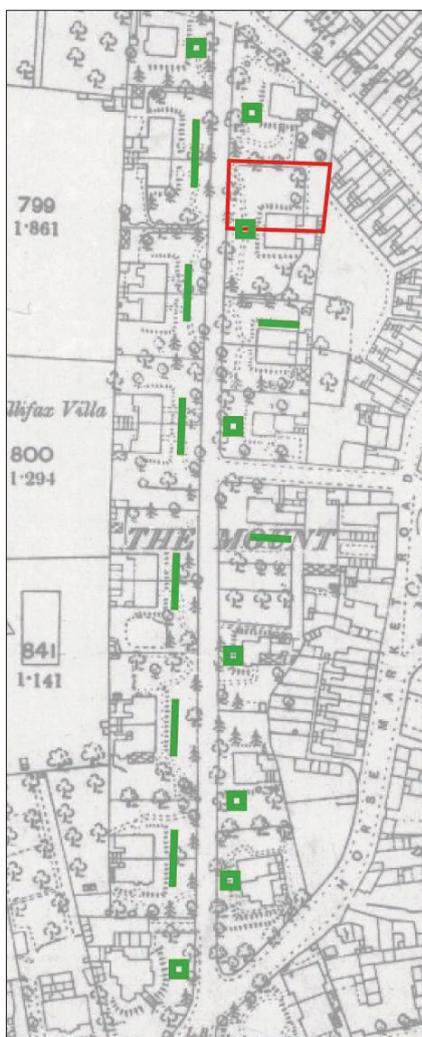
- 4.05 The application site is within Character Area 4 of the Conservation Area, 'The Victorian West Suburbs'. This character area reflects the affluence and status achieved by the town in the second half of the nineteenth century, following the arrival of the railway.
- 4.06 Specifically with regard to The Mount, the CAA draws attention to certain characteristics (paragraph 8.3). The road runs in 'a straight line' and it is 'a spacious road'. The dwellings, both detached and semi-detached (as is no.20), are 'large', 'set well back from the road' and are situated in 'generous grounds'. Those grounds are 'mature' and 'mostly fronted by well-tended hedges'. The architectural character of the houses is that they are of coursed local stone, under 'boldly modelled roofs of Welsh slate with projecting gables' and most have 'bay windows, porches or turrets and ornate masonry detailing'. Along with other houses in the western suburbs, the houses on The Mount were 'Substantial houses for the upper classes and industrialists' that were 'spaciously arranged' (paragraph 3.16).
- 4.07 The 1:2500 Ordnance Survey town plan of 1892 illustrates the characteristics identified by the CAA: large houses in generous grounds, set well back from the road in a manner that is 'spaciously arranged'.



1892 1:2500 Ordnance Survey map showing the site and the rest of The Mount

- 4.08 In her pre-application response to a previous scheme for the site, the planning authority's Conservation Officer made two additional observations regarding the character or appearance of this part of the conservation area that go beyond the characterisation in the Conservation Area Appraisal. These are (a) 'The alignment of the properties is one of a long linear plan form running down the length of the plot.'; (b) 'Ancillary out buildings are detached and single storey'. In both cases it is not certain that these characterisations are as clear-cut as the observations in the Conservation Area Appraisal.

- 4.09 The linear plan form of the building today is a result of the early twentieth century rear extension. It is not an original feature of the house and arguably detracts from the original architectural form of the house by the imposition of a strangely elongated form, together with the use of non-matching material.
- 4.10 The linear form running perpendicular to the road is not typical of The Mount and there is no consistent pattern (see annotated maps below); some dwellings are square with no obvious orientation, some are linear in form and parallel to the road while others as with no.20 today (but note, not historically) – *linear and perpendicular* to the road. None of these orientations can be said to be typical of The Mount or any particular part of The Mount.
- 4.11 It is therefore not the case that the linear form of no.20 is part of the character or appearance of the conservation area that contributes to its special architectural or historic interest. If anything, the strongly linear form of no.20 (and the similarly extended no.18) serve to undermine the original design of the conservation area.



1892 1:2500 Ordnance Survey map.

Analysis of the built form of the dwellings on The Mount as perceived at street level. (Square/linear and parallel/linear and perpendicular)



Modern Ordnance Survey map.

Analysis of the built form of the dwellings on The Mount as perceived at street level. (Square/linear and parallel/linear and perpendicular)

- 4.12 Close examination of historic maps, particularly the very detailed 1891 1:500 map, shows that there was no particular pattern in the form of outbuildings. Both detached and attached types (in the form of rear or side offshoots) were found. The attached types protrude from the main house

at a variety of angles and alignments, including at right-angles. There are numerous small outbuildings that look like mews or other ancillary buildings, usually but not exclusively attached to the rear of the dwellings. There are also several examples of attached glasshouses (orangeries or conservatories). Several of the dwellings have attached offshoot elements, either perpendicular to the orientation of the main body of the house or at right-angles to it. No.20 and its semi-detached counterpart no.18 are themselves examples of dwellings that have significant, two-storey extensions attached to the host dwelling.

- 4.13 There are a number of modern extensions and outbuildings on The Mount that continue the historical trend for varied forms and alignments. There are three examples in the immediate vicinity of the site. A large right-angled wing has been added to no.22 to the immediate north of the application site. There is an extended garage block at no.21 almost opposite the application site. Although it appears detached on the map, in reality it is linked to the house by an additional element that is not shown on the Ordnance Survey map and is clearly a right-angled extension to the house when seen from the roadside. A very large garage to the immediate west of the application site at no.25 is detached, but is joined by a wall to the host dwelling giving the impression of being a right-angled, non-detached extension (see photographs below). In all cases the changes have served to alter the prevailing character of this part of the conservation area and highlights its heterogeneous character, both in the past and today.
- 4.14 Right-angled extensions and other offshoot elements or attached 'outbuildings' are found throughout this part of the conservation area, both modern and historical.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

- 5.01 The application consists of a planning application for permission to erect a small single storey side extension at the property. Responding positively to pre-application advice received from the planning authority's Conservation Officer to an earlier scheme, the proposed extension is modest in scale and in architectural detail. The aim is to create an extension that sits well within the established architectural hierarchy of the building, that will not compete with the main elevations of the house and that will be a subservient to the rest of the house.
- 5.02 The proposed extension will not harm the key features of the buildings on The Mount. Its modest scale will retain the character of the conservation area of large houses in generous plots. The ratio of built form to plot will not be altered to any significant degree, and the proposed extension is smaller than other recent extensions and outbuildings that have been permitted in this part of the conservation area.
- 5.03 The linear form of the present house is a result of the early twentieth century rear extension and is not characteristic of other houses in the conservation area, but will in any case remain legible due to the small size of the proposed extension.
- 5.04 Extensions and original offshoot elements at right angle to the main body of the house are not out of character in the conservation area. The form of the extension will not harm any aspect of the character or appearance of the conservation area that contribute to its special interest.
- 5.05 The gable-forward form of the extension will help to minimise its visual prominence. It will also serve to avoid an overly complex and clumsy roof form where it meets the main house and to minimise the impact upon the early twentieth century fabric of the extension.
- 5.06 The design of the extension has carefully followed the recommendations in the Conservation Area Appraisal. In general it states that '*all new development should strive to make reference to its local*

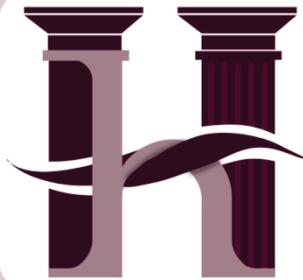
context in terms of its size, massing, scale and general appearance’. Specific to new design in Character Area 4: The Western Suburbs where the site is located it states:

- *'Replacement development in Area 4 should finish on the existing building line, with new infill development or extensions also finishing no further forward than the building line'* (paragraph 11.9);
- *'Rainwater goods should be of metal, and should generally be painted black or a similar dark Colour'* (11.12);
- *'... the emphasis will be on preserving the character of the period houses and ensuring that any extensions or new buildings are of small scale and subservient so as to minimise impact on the existing'* (11.14);
- *'Roofs in Area 4 should be dual-pitched at not less than 35-40 degrees'* (11.15);
- *'In Area 4 the preferred materials are stone or red facing brick for walls and blue natural slate or flat red clay pantiles for roofs, all depending on the locality'*. (11.16);
- *'In all areas openings in the walls of buildings should be designed to have predominantly vertical proportions through the shape of the openings themselves and the arrangement of glazing bars etc: where openings are unavoidably wider than their height windows should be divided by mullions into two or more sections of vertical proportions'*. (11.17).

5.07 The proposed extension will meet all these criteria. No harm will be caused to the historic environment

CONCLUSION

- 6.01 The location, form and scale of the proposed extension will not harm any aspect of the character and appearance of the Malton Conservation Area that contributes to its special architectural or historic interest.
- 6.02 The design and architectural details of the proposed extension are in line with the recommendations made in the Conservation Area Appraisal.
- 6.03 Because no harm will be caused to the historic environment, this application is therefore in accord with the heritage provisions of the National Planning Policy Framework and the relevant sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act.



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