

20 The Mount, Malton (garage) Heritage Statement

April 2022



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Front cover: The application site (July 2021). Note that the frontage hedge shown on the photograph has grown considerably since the photograph was taken



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20 The Mount, Malton (garage)

Heritage Statement

EXECUTIVE SUMMARY

Site Name: 20 The Mount, Malton (garage)
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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 April 2022. It is intended to accompany an application for planning application to erect a single storey garage and bicycle store to replace the existing garage.

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. A small side extension was recently approved (21/01046).

The present garage was built between 1970 and 1981 on the site of a considerably larger garage built between 1938 and 1970. It is a relatively utilitarian structure with a low dual-pitch roof covered with roofing felt, simple painted timber bargeboards, metal over-and-under doors and grey plastic rainwater goods. The stone clad exterior and the timber side door and window are the only concessions to its situation within the conservation area, but these features are not sufficient to elevate its quality. Overall the present garage detracts from the special architectural or historic interest of conservation area and the

setting of the non-designated heritage asset of 20 The Mount due to its utilitarian, poor quality appearance and modern-style low-pitched roof.

Historic and modern detached outbuildings, some of which are large, are a common feature of the houses on The Mount with many apparent on the earliest map of the area (1891). The presence of a detached outbuilding is therefore not harmful to the special architectural or historic interest of the conservation area. This is recognised by the fact that several large detached garages have been granted planning permission in recent times, with two examples 21 and 25 The Mount being present on the opposite side of the street from the application site.

The proposed replacement garage is a simple building with just two doors and no windows. This ensures that it conforms to the modest form of historic detached outbuildings and that it does not compete for attention with the main house. The design is high quality, with stone cladding to match the main house, slate roof, cast iron-style rainwater goods, timber doors and simple stone arched lintels.

The roof is slightly higher than the present garage, but this allows for a more steep pitch to the dual pitch roof which is a more appropriate historical form than the present low-pitch roof. The overall roof height will be lower than the recently permitted side extension to ensure that the proposed garage will be clearly subordinate to all of the main house. The offshot bicycle store features a roof with a lower ridge than the main roof. This reduces the overall mass and adds interest. The front facing roof slope of the offshot bicycle store also means that the high-quality roof covering can be readily perceived from the roadside.

The proposed replacement garage will enhance the special architectural or historic interest of the conservation area by removing the unsympathetic existing garage and replacing it with a much more appropriate structure. It will also enhance the setting of 20 The Mount. Because this will be an enhancement 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 April 2022. This assessment is intended to accompany an application for planning permission to erect a replacement detached single-storey garage.
- 1.02 The aim of this report is to satisfy the requirement of paragraph 194 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 previously 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 11-14). The purpose of this Heritage Statement is to satisfy paragraph 194 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 207). 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 197a).
- 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 199).
- 2.08 If the development will lead to *'substantial harm'* to the significance of a designated heritage asset, paragraph 201 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 202 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 203).

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 large detached outbuildings.
- 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. Privacy was seen as a desirable feature in this period and in many cases Victorian suburbs had substantial hedges to separate the private grounds from the road.
- 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).
- 3.07 A garage was added to the application site sometime between the maps of 1938 and 1970. Although in the same position as the present garage, the 1970 Ordnance Survey map shows that this was a considerably larger structure, approximately twice the footprint of the present garage. It would appear that this was replaced by the present garage between c.1970 and c.1981, and the 1981 map shows that present day garage.
- 3.08 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. The modern Ordnance Survey map provides several examples of additional extensions and/or detached 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).



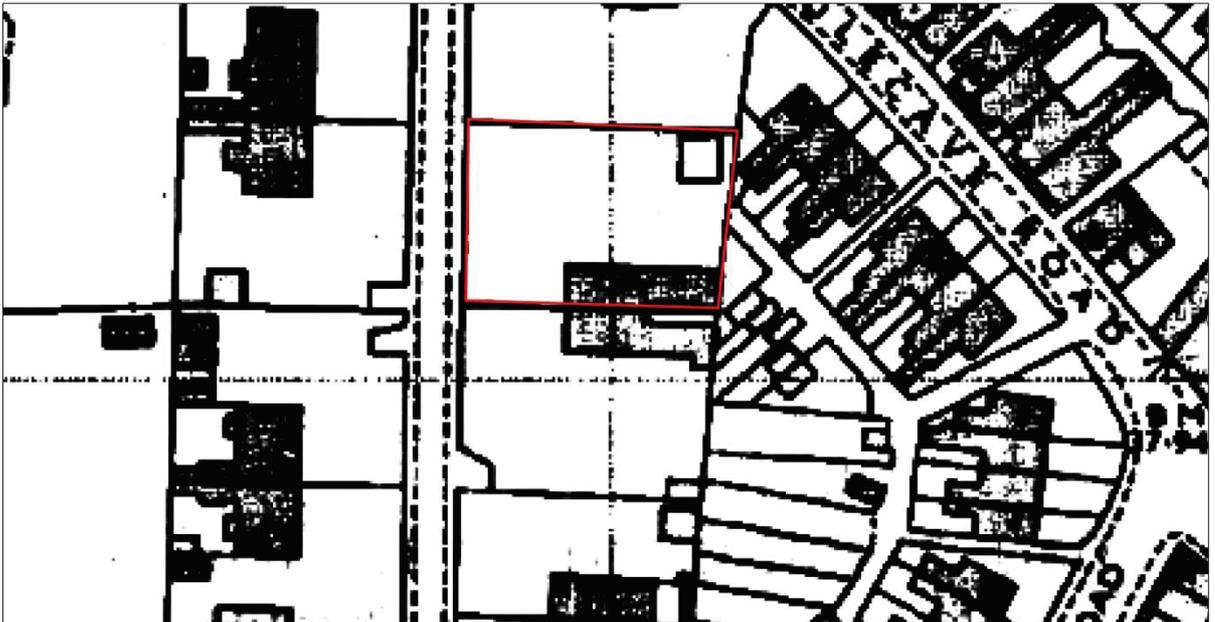
1891 1:500 Ordnance Survey map. No.20 and no.18 consist of a square form central mass with attached outbuildings to the rear of each dwelling and detached outbuildings at the rear of the plot, separated from the house by a yard. Application site (red).



1938 1:2500 Ordnance Survey map. No.20 and its neighbour have been extended rearwards. There is no garage (application site in red).



1970 1:2500 Ordnance Survey map. A much larger garage is shown (application site in red).



1981 1:2500 Ordnance Survey map. The present day garage is shown (application site in red).



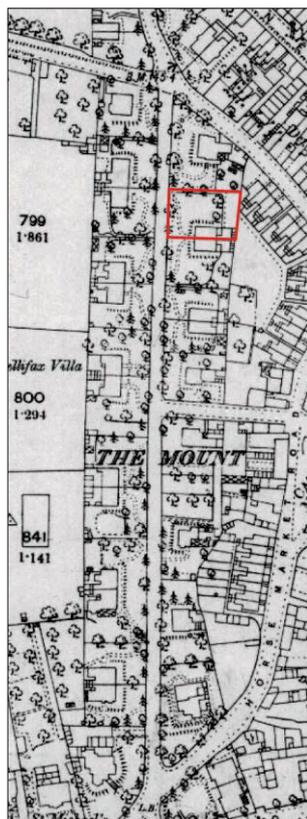
Modern Ordnance Survey map showing that no.20 is unchanged, but note the substantial attached side extension in the houses to the north and southwest Application site (red).



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 present garage 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.
- 4.03 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.
- 4.04 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).
- 4.05 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'*. It also demonstrates that outbuildings of various sizes were common features of the original dwellings on The Mount, although these are not mentioned in the Conservation Area Appraisal.



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

- 4.06 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. There are numerous small and large outbuildings, mostly likely to be mews or stable buildings. There are also several examples of attached and detached glasshouses (orangeries or conservatories).
- 4.07 There are a number of modern outbuildings on The Mount that continue the historical trend for varied forms and alignments. 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.
- 4.08 The present garage at the application site was built between 1970 and 1981 on the site of a considerably larger garage originally built between 1938 and 1970. It is a relatively utilitarian structure with a low dual pitch roof covered with roofing felt, simple painted timber bargeboards, metal over-and-under doors and grey plastic rainwater goods. Its form, in particular the low dual pitch roof, is not in keeping with historical outbuildings and has a modern appearance.



The present garage (July 2021)

- 4.09 The stone clad exterior and the timber side door and window are the only concessions to its situation within the conservation area, but these features are not sufficient to elevate its quality. Overall the present garage detracts from the special architectural or historic interest of conservation are due to its utilitarian, poor quality appearance and modern-style low-pitched roof. It also harms the setting of the non-designated heritage asset of 20 The Mount for the same reasons.

HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

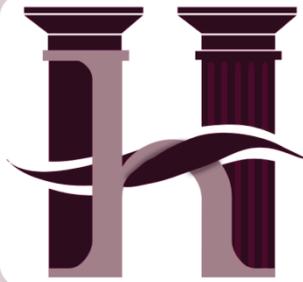
- 5.01 The application consists of a planning application for permission to erect a single storey garage and bicycle store to replace the existing garage.
- 5.02 Historic and modern detached outbuildings, some of which are large, are a common feature of the houses on The Mount with many apparent on the earliest map of the area (1891). The presence of a detached outbuilding is therefore not harmful to the special architectural or historic interest of the conservation area. This is recognised by the fact that several large detached garages have been granted planning permission in recent times, with two examples 21 and 25 The Mount being present on the opposite side of the street from the application site.
- 5.03 The proposed garage 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 garage is

smaller or of comparable size to than other recent outbuildings that have been permitted in this part of the conservation area.

- 5.04 The proposed replacement garage is a simple building with just two doors and no windows. This ensures that it conforms to the modest form of historic detached outbuildings and that it does not compete for attention with the main house. The design is high quality, with stone cladding to match the main house, slate roof, cast iron-style rainwater goods, timber doors and simple stone arched lintels. The design represents a considerable improvement over the existing garage.
- 5.05 The roof is slightly higher than the present garage, but this allows for a more steep pitch to the dual pitch roof which is a more appropriate historical form than the present low-pitch roof. The overall roof height will be lower than the recently permitted side extension to ensure that the proposed garage will be clearly subordinate to all of the main house.
- 5.06 The offshot bicycle store features a roof with a lower ridge than the main roof. This reduces the overall mass and adds visual interest. The front facing roof slope of the offshot bicycle store also means that the high-quality roof covering can be readily perceived from the roadside.
- 5.07 The design of the garage 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).
- 5.08 The proposed garage will meet all these criteria. No harm will be caused to the historic environment

CONCLUSION

- 6.01 The proposed replacement garage will enhance the special architectural or historic interest of the conservation area by removing the unsympathetic existing garage and replacing it with a much more appropriate structure. It will also enhance the setting of 20 The Mount. Because this will be an enhancement 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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