

HERITAGE STATEMENT – Application for Minor Works – BECK HALL – YO18 7RT May 2024

What is significant about the Heritage Asset?	What works are proposed?	What impact do the works have on the part of the Heritage Asset affected?	How has the impact of the proposals been minimised?
<p>This is a Grade II listed building. Historic England Entry: 1830 with late C19 extensions. For Joshua Priestman. Sandstone ashlar with pantile roof; stone and rendered stacks. 2-storey, 4-window front, with lower 2-storey, 4-window range to left. Left of centre door of 6 raised and fielded panels beneath divided overlight in fluted pilastered doorcase with moulded frieze and modillion cornice. Full height bow window to right with original tripartite sash to first floor. Ground floor windows are replacement French windows with glazing bars. Remaining first- floor windows are 16-pane sashes with painted stone sills. Bow window openings have moulded friezes and cornices. Other windows have flat arches of voussoirs. Stepped eaves course. Gable wall to right: full height late C19 bay window with sashes. Coped gables and shaped kneelers. End and centre right stacks. Late C19 extension to left not of special interest. Included for group value.</p>	<p>Repainting of gate pillars and coping stones on a front wall. Reconstruction of steps and a path to match and mimic both the listed building and the previous style, materials, format and impact.</p>	<p>None. The walls will be repointed.</p> <p>The 19th century steps, and path will be replaced almost identically.</p>	<p>By using the same materials, proportions, features and style so as to have no impact on the Heritage Asset</p>

DESIGN AND ACCESS STATEMENT Beck Hall May 2024

For the avoidance of doubt, we intend to make no changes to the building, and the actions will have no impact on the heritage, setting and context of the building.

The consent application divides into two components:

Pointing:

Since we acquired the property nearly twenty years ago, all work (including the construction of the pillars) has involved using a lime mortar pointing as specified by NYMNPA. The overdue repointing of the dwarf wall coping stones (see images) and the gate pillars will be carried out using the (same) formula as previously specified by NYMNPA.

The 'design' issue is obvious. We want to keep the materials consistent with the house, with its stonework, and with the previous pointing of the coping stones and pillars. There is no access issue as this will remain unchanged by the choice of pointing material.

Stone Steps and Path:

The current steps and path are badly constructed, with patched and ill-matched (in dimensions) risers and treads, and they have suffered from an inadequate base which has allowed them to slump and become disjointed. This can be seen in the attached images. However, we wish as far as possible to retain the style and all key characteristics.

- ***They are made from thick, classic York stone.*** (We will use flags of matching thickness, locally-sourced York Stone)
- ***The treads are bull-nosed*** (we will use matching bull-nosed treads of the same proportions)
- ***The flags are large, with minimal joints.*** (we will use large flags, minimising the number of joints, and ensuring that risers rest on the treads below, rather than gapped as now)

The design intention is therefore to continue the classic traditional York stone, but to subtly improve the quality of construction and make the run of steps and path less patchy than it currently is. Visible pointing will be minimal, as we will eliminate the current repairs and adjustments.

There will be no change to access. The new steps and path will follow the route of the old steps and path. The lawns to either side will be re-landscaped by a few inches to give a more regular profile, but the impact on the run of steps itself will be minimal. The only effect will be that (sometimes slippery) oil-impregnated flags will be replaced, and the regular construction of the steps, with the elimination of spilled mud, will make them marginally safer.



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