



## Survey Assessment of 31 St. Saviourgate, York

### Abstract:

The Survey Assessment presents relevant information gathered by a number of trusts, organisations, and companies, evaluating the conservation issues associated with the building.



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## Notes

The Front Elevation faces SE with each corresponding facing SW, NW, and NE respectively. In this evaluation, these geographical directions will be maintained.

The building comprises of addresses 27-31 St.Saviourgate with boundaries differing on the plan for each floor. For clarity, only relevant information on 31 St.Saviourgate is included.

## Abbreviations

YAT - York Archeological Trust

YCT - York Conservation Trust

HE - Historic England

RCHME - The Royal Commission on Historical Monuments of England

## Figures

11 - 16 // Basement

17 - 22 // Ground Floor

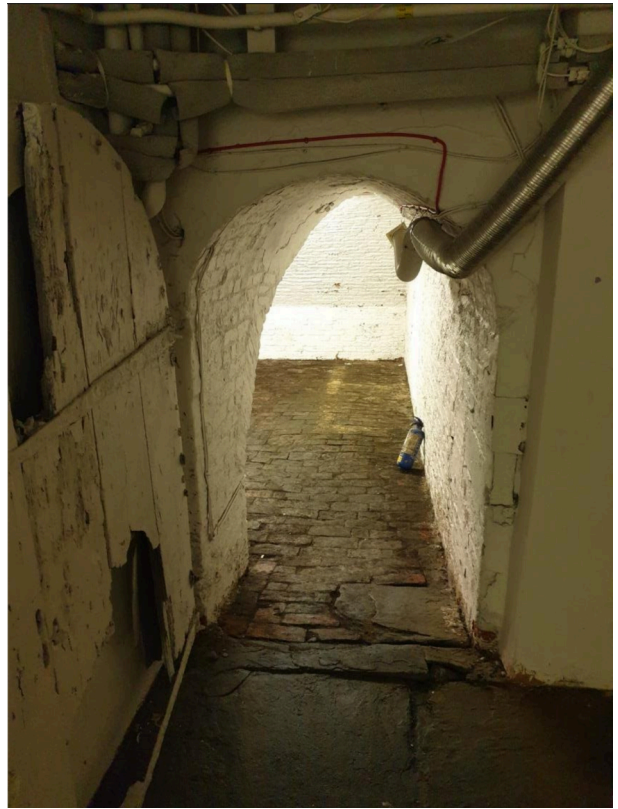
23 - 31 // First Floor

32 - 34 // Second Floor

35 - 43 // Exterior



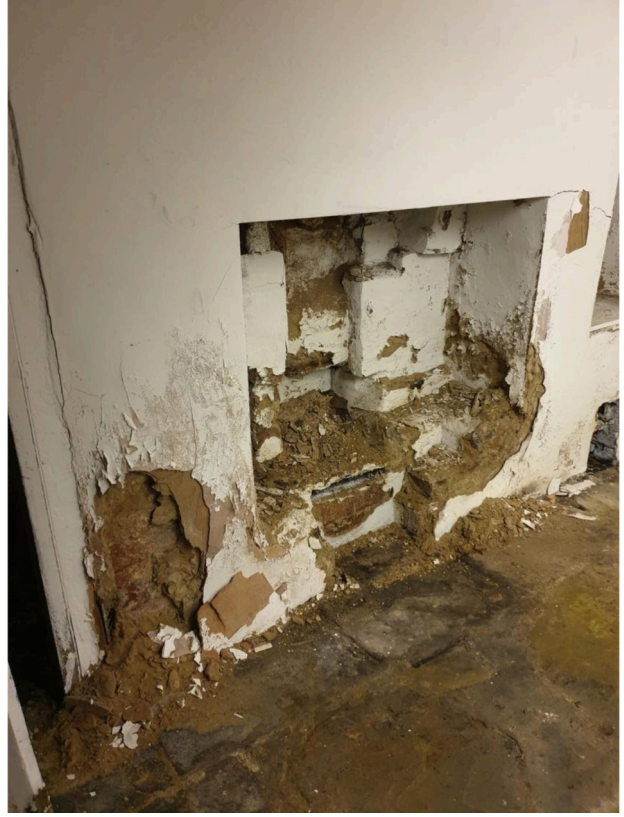
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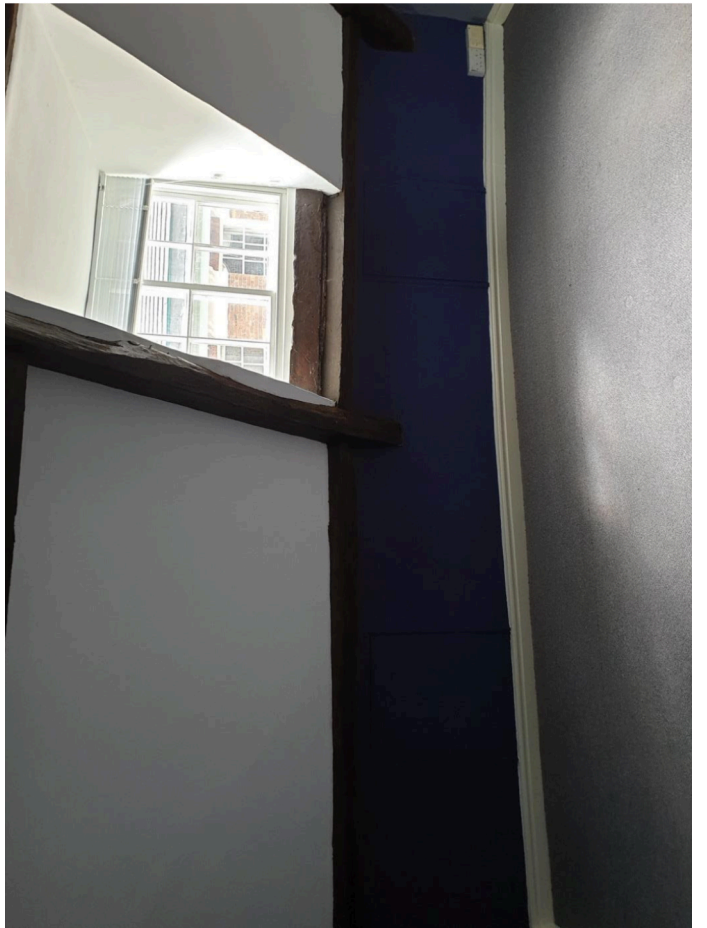




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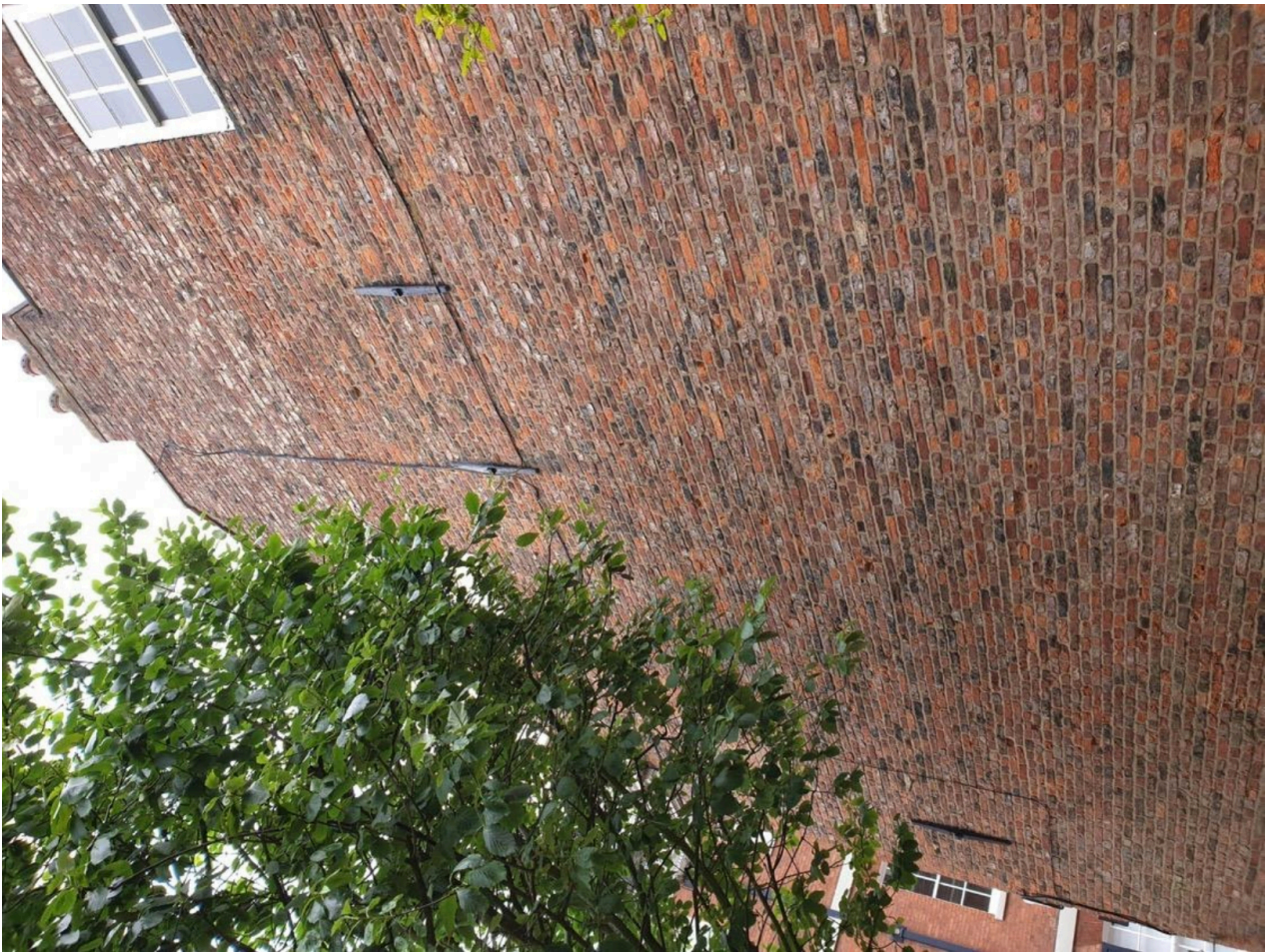
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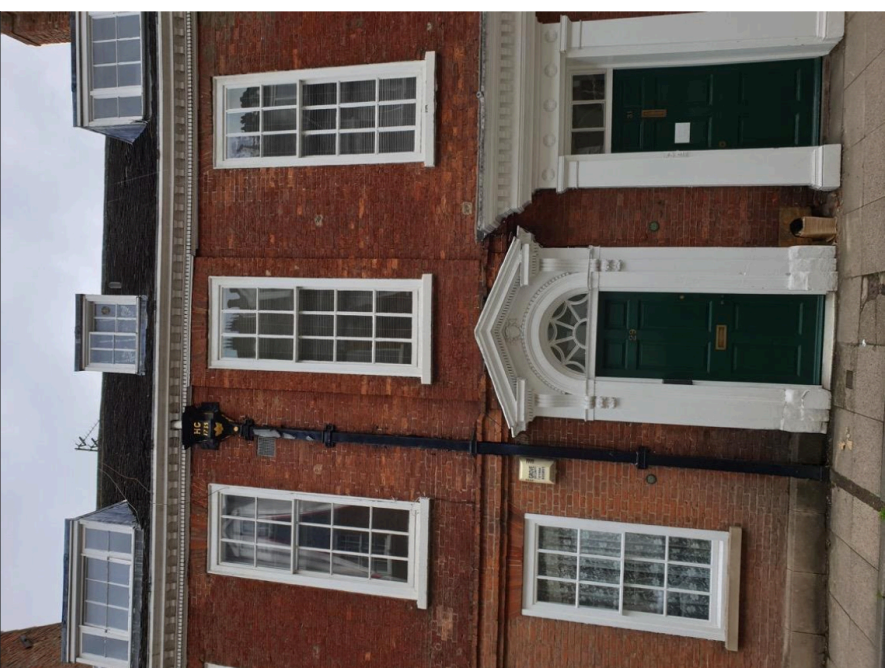




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1.1. 31 St. Saviourgate is stands as part of four current properties, numbered 27-31. 31 St Saviourgate is the property located at the North East end of the terrace.

1.2 The original five bay property (central) is shown to have been built in 1735, with an extension forming much of No.31 added 4 years later in 1739.<sup>1</sup>

1.3 The building has been in continuous use, as a school and boarding house for the majority. It is currently owned and cared for by the York Conservation Trust (YCT), in use as commercial office space.



Figure 2: 1891 OS map showing the isolated footprint of No.31 (images c/o Digimaps)

2.1. Shown on the S.E. elevation, the first floor spreads over the ground floor of No.29. The SE face of No.31 is shown by 4 window bays and two doors on the ground floor, 7 window bays on the first floor, and a single dormer window on the roof gradient.

2.2. The building can be dated from decorative marks on the facade, notably marks on the lead rainwater heads ('HG 1735'). There are a number of building adaptations that have occurred since is conception. Stratigraphical analysis of the materials enlighten changes to the original central door and rood cornicing in the late C18th, with the second central door added in the early C19th century to accommodate the partition of the building (HE, 1954). There is also a rear extension on the NW (rear) elevation; a single storey late-Victorian era building.



Figure 3: 27-31 St.Saviourgate from Maybank Building Conservation Building Survey.

2.3. The structure is formed with traditional 4.5" brick, with the original 5 bay building laid in a pattern close to the Flemish Garden Wall pattern, with the SE 4 bay extension laid in a Flemish bond. There are a number of changes shown on the brick on the SE and NW faces, that are likely to correspond to changes of the buildings function.

3.1. The building was set to act as a school, encouraged by a large donation left in will (1773) by a Mr. William Haughton. A free school said to be caring for near 30 boys by 1824<sup>1</sup>, Haughton School took use of No.31 in 1901. This coincides with the NW ground floor extension. The school use also effected the facades and interior, although there is no trace of the painted exterior and signage shown in Figure 4.

3.2. The images giving evidence of the state of the interior are widely unavailable, although bolecion or panel wainscot can be seen in the staircase hallway on the first floor, the staircase itself being of merit. Wainscot of a different pattern can be seen in figure 6, in what was the Music Room on the ground floor.



Figure 4: No. 31 shown with painted exterior and signage. c/o York Civic Trust





Figure 5 - Early C20th photograph of the Music Room on the ground floor of No.31, c/o The Card Index

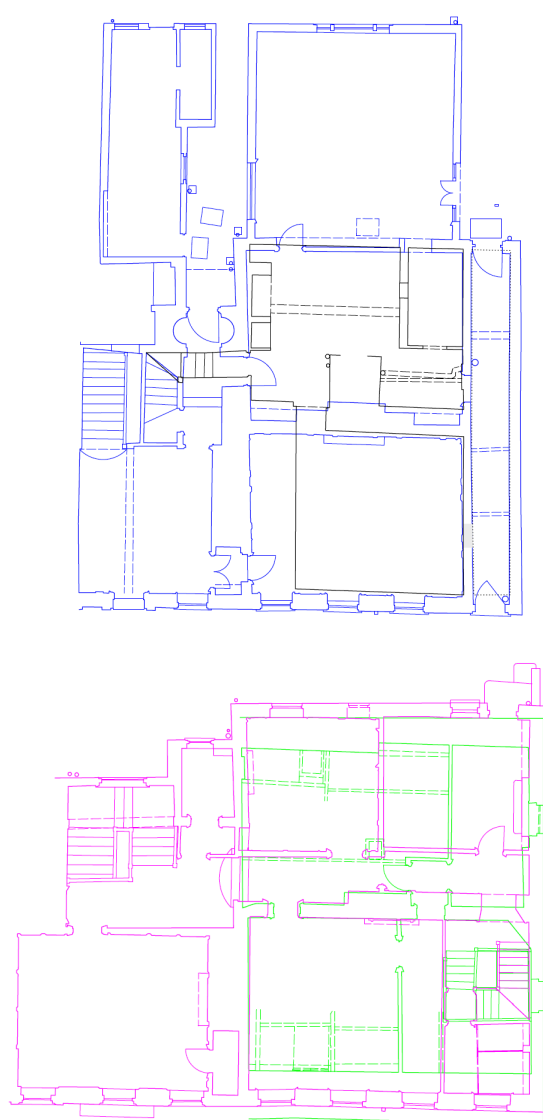
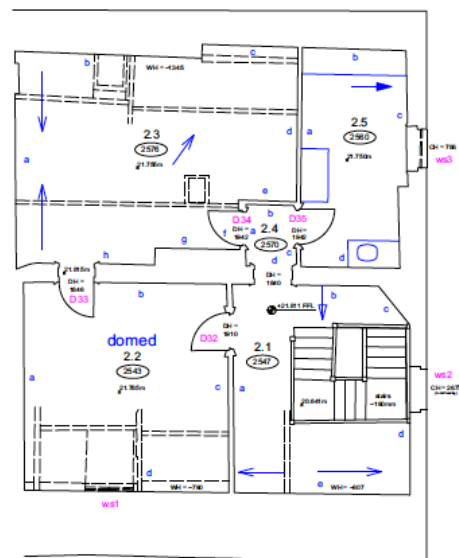
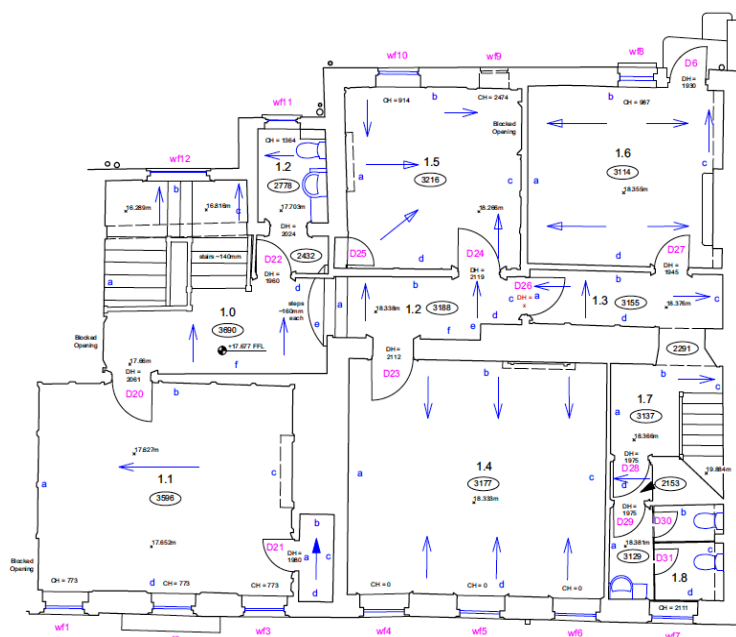


Figure 6 - The staircase, likely at a time of school use due to the packaged stock, shown stacked on the lower section

Figure 7 - Sport equipment storage may explain the presence of Room 0.7



(Right) Figure 9. Ground Floor in plan, scaled. c/o Maybank Building Conservation



Black - Cellar

Blue - Ground Floor

### Pink - First Floor

Green - Attic

Figure 12: Floor Plan overlays, drawings c/o Maybank Building Conservation



4.8 Room 1.1 on the first floor shows a slope towards the SE, a wall that is joined to No.27. It is likely that the wall is sinking, but access to the other property to check the issue from the other surface would be advised in diagnosis. This slope is in the opposite direction to the sinking around the intersection of the chimney breast and SE face. (see figures 26, 27)

4.9 Room 1.4 whilst showing the same problem linked to points 5.5 and 5.8, shows a sinking floor concave in form, potentially bowed floor joists over a large unsupported span. Wall C is a modern partition enabling the installation of the lavatories behind, room 1.7. Room 1.7 shows a slope in line with the bowing found in 1.4. (see figures 29, 30)

4.10 The spaces marked 1.0, 1.2, and 1.3 show a linear slope towards the NW, and a wall that is without direct support from below. The step in height is top accommodate the large ceiling height of rooms 0.2 and 0.4, although this is not to say there is no subsidy. (see figure 28)

4.11 The stair quarter-landings and room 1.2 show slopes that correspond with a problem visible on the exterior. The arch sitting below the round top sash window (see figures 37, 38) leans away from vertical. A gap has opened between brick and walkway lintel, with bowing of the brick skin and first floor wall. Consultancy would be advised.

4.12 Rooms 1.5 and 1.6 show corresponding slopes towards the wall marked c/a, unsupported from below. This subsidy is clearly visible in the corresponding corners of both rooms and from outside too (see figures 32,33 ). Room 1.6 shows a bi-linear slope, likely along a joist in the NW-SE direction.

4.13 The attic shows slopes that correspond to those in the rooms below and their relation to the ground floor, although the slope in the N corner of room 2.5 is an amplification of the one in room 1.6. Consult as subsidy is towards a detached boundary.

4.14 Space 2.1, housing the staircase, was likely a full room with a different staircase layout. An independent fireplace and chimney-breast would have served a usable room. Checking the safety of the floor joist and the joinery in the space would be advisable.

4.15 On the rear extension marked 0.7/0/8, asbestos rainwater good are present. Consultancy is advised due to the hazardous nature of the material. (see figures 39, 40)

4.16 On the SE elevation, the right down-pipe servicing the guttering has left marks on the brick behind indicating a consistent leak. If possible, checking the state of the brick and mortar for damp and water ingress would be advisable. (see figure 44)

4.17 Modern York is built upon foundations from previous buildings and multiple rises in street levels. The foundations must be checked in a building survey to ensure underpinning is not required.

4.18The Exterior roof shows signs of leaking on the pitch facing SE, to the NE of the plan, an the tiles should be checked for waterproofness and efficiency in shedding water to the gutter. A flat roof on the NW side of the same double pitch is covered with lead sheet which should be check for splitting due to changes in temperature. If split, check for damp below.

#### Appropriate Use

5.1 Adaptive reuse for a building of this age, with a history of active and continued social use, often brings changes that effect the historic assets. Changes to the floor-plan are best avoided for the layout has been previously altered in a manner in line with current housing trends for smaller less grandiose rooms (see figure 5, 22)

5.2 A change of use however may be perfectly credible if changes to the current building are highly sensitive. The building is plumbed to suit modern water usage, with the first floor bathrooms at the NE end, and provided kitchen amenities can be fitted in such a way to avoid any detrimental damage to assets of high importance.

5.3 Exterior changes often occur to meet modern safety standards. Environmental standards are tailored to the age and quality of the building, therefore retrofit works can be made to appear inoffensive, but examples such as exterior fire escapes or exit signs in leased properties are necessary. Provided the staircases became communal access spaces, residential letting or sale could be viable.







## Reference

Historic England, 1954, '29-31 St Saviourgate' (Listing), HE.  
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## Figures

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5. [https://s3.amazonaws.com/thecardindex.prod/public/system/collectable/post\\_cards/front\\_images/000/004/680/big/york-st-saviourgate-haughton-school-anon.jpg?1426495826](https://s3.amazonaws.com/thecardindex.prod/public/system/collectable/post_cards/front_images/000/004/680/big/york-st-saviourgate-haughton-school-anon.jpg?1426495826)
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7. <https://www.yorkpress.co.uk/resources/images/2679471?type=responsive-gallery-fullscreen>
- 8/9/10/11. Layout Plans for 31 St.Saviourgate, courtesy of Maybank Building Conservation. (Unpublished)
12. Overlaid Images compiled in collage, images courtesy of Maybank Building Conservation. (Unpublished)
- 13-43. Images courtesy of Maybank Building Conservation. (Unpublished)



Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1256701

Date first listed: 14-Jun-1954

Statutory Address: 29 AND 31, ST SAVIOURGATE

Details

SE6051NE ST SAVIOURGATE III12-1/17/989 (North West side) 14/06/54 Nos.29 AND 31

## GV II

House now offices. 1735 with extension of 1739; subdivided in mid C19. MATERIALS: orange brick in Flemish bond, on part concrete plinth, part painted stone; timber cornice. Roof of tiles at front, pantile at rear, with brick stacks and four flat-topped dormers with 2- or 3-light windows. Painted stone doorcase to No.29, timber to No.31. EXTERIOR: 2 storeys and attic; 5-bay original front, with slightly projecting centre bay; 4-bay extension to right. Original entrance to No.29 in projecting bay, in replacement doorcase with round-arched architrave, fluted impost band, spandrels enriched with garlanded wheatear mouldings and dentilled open pediment on grooved consoles with foliate pendants. Entrance to No.31 to right, in inserted doorcase of plain pilasters and heavy moulded and modillioned cornice. Both have doors of 6 raised and fielded panels, that to No.29 with patterned fanlight, that to No.31 divided overhead. At right end, original door of 8 sunk panels with radial-glazed fanlight in round-arched opening leads to side passage. Windows on ground floor are 12-pane sashes, on first floor unequal 15-pane sashes, all with flat arches of gauged brick and stone sills, some painted. Window arches on second floor partly hidden by moulded dentilled and modillioned cornice. Raised band of brick to left of doorcase to No.29, of painted stone to right and across extension front. Two ornate moulded rainwater heads embossed with winged cherub heads. INTERIOR: not inspected. RCHM records original staircase in No.29 with close string, turned and fluted balusters and square fluted newels with moulded, ramped handrail. First-floor room in No.29 and ground-floor room in No.31 have bolection moulded panelling and elaborate plaster overmantels. (City of York: RCHME: The Central Area: HMSO: 1981-: 208).

<https://historicengland.org.uk/listing/the-list/list-entry/1256701> - Date Accessed 26/10/2020