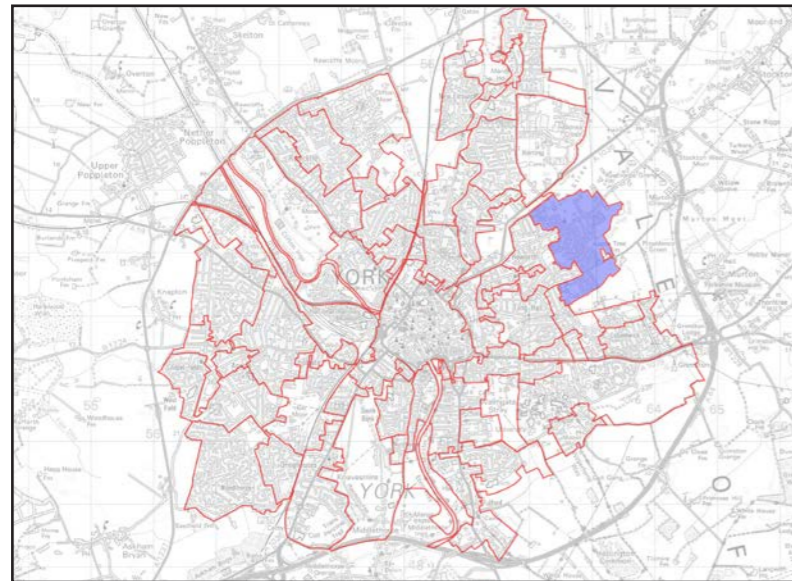
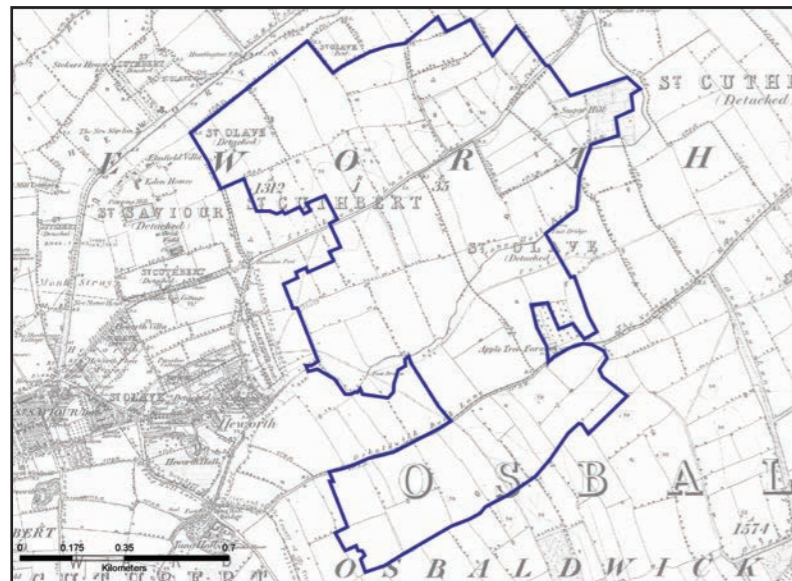


Character area 55: Heworth Without



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: Semi-rural to the east and south with pockets of individuality such as on Stockton Lane but essentially a ubiquitous mid to late 20th century mixture of pattern book architectural styles that have no distinctive York features

Extends northwards to Monk Stray and to the south side of Bad Bargain Lane. Bounded to the west by inter-war development and to the east partly by Tang Hall Beck and agricultural land associated with nearby farms.

Includes Hempland Primary School, St. Aelred's RC School, Burnholme College, Applefields School and a rugby club

The land is relatively low lying, particularly around Tang Hall Beck. The highest ground is situated in the north, on both sides, and north of, Stockton Lane.

Approximate walking/cycling distance to the city centre from the centre of Hempland Lane 3.5km via Stockton Lane and Heworth Green

Dominant Housing Type: 1950s-60s semi-detached bungalow estates and semi-detached dormer bungalow estates

Other Key Housing Types: Two-storey semi-detached inter-war and 1960s housing

Designated Heritage Assets: None

Non-designated Heritage Assets: Hempland Lane allotments, possible Roman roads, cemeteries/medieval lanes (Bad Bargain Lane), historic rural hedgerows and boundaries

Key Views: None

Surviving historic roads and tracks: Stockton Lane and Bad Bargain Lane

Archaeology and history

To the north east of Apple Tree Farm slightly south of Tang Hall Beck, archaeological evidence has been uncovered suggesting the location of some form of Roman settlement (MYO111) including evidence of pottery manufacture (EYO862). A cemetery (MYO108) is also associated. Stockton Lane may reflect the line of a Roman Road running from York to Malton. Evidence of Roman settlement (MYO2801) off Stockton Lane near Sandstock Road may support this.

This character area was largely used as agricultural land following drainage during the medieval period. Ridge and furrow has been recorded across this area prior to development in the 1950s and 60s and is visible in the surrounding fields. This may have largely been land associated with scattered farms such as Sugar Hill and Apple Tree Farm which may have medieval or post-medieval origins. The fields to the north of Bad Bargain lane almost certainly formed part of the medieval fields of Heworth village whilst those to the south were part of Osbaldwick village. Bad Bargain Lane itself forms the parish boundary between Osbaldwick and Heworth Without.

Enclosure in the late 18th century resulted in the creation of large fields, which were further reduced in size during the later 19th and 20th centuries.

By the mid 19th century, Heworth had expanded westwards along Heworth Green while the area to the west remained agricultural. Development spread along Stockton Lane during the early 20th century and along Galtres Road during the 1930s. However, the majority of the character area only contained scattered cottages at this time. On the fringes of the developed area, the fields were utilised as allotments during this period, one of which, on Hempland Lane, is still in use today. The west of Heworth remained largely undeveloped until the post-war period, by which time urban development had spread from the city walls eastwards as far as the Hempland Lane area.

Large scale development occurred during the mid to late 1950s when large estates of bungalows were constructed. 1960s development continued, predominantly in the south of the area and in isolated pockets in the north.

A small estate dating to the 1970s off Stockton Lane replaced Ashfield, a 19th century dwelling.

Character

The area is characterised by a series of planned estates of one to two-storey, semi-detached and detached houses and bungalows set in a semi-rural environment. These predominantly date between the late 1950s to 1970s, although a small amount of late 1930s and 1990s housing is present on and adjacent to Stockton Lane. While modern developments follow many different styles of construction and are designed to utilise space to maximum effect, the post-war and 1960s developments follow a similar pattern of street layout and spacing.

The late 1950s housing contains a range of styles designed in cul-de-sac estates. To the north of Tang Hall Beck nearly all are bungalows constructed as detached and semi-detached properties. To the south, a small early 1950s estate consists of two storey semi detached housing. To the north of Stockton Lane, the bungalow estate also contains two-storey dormer bungalows. There is no homogeneous style, however, on some streets such as Elmpark Way a more uniform design of semi-detached bungalows are present, with dormer bungalows at the end of some cul-de-sacs. Some bungalows are painted or rendered in this area. The mid 20th century houses all feature a front and rear garden, driveway and low brick boundary walls.

South of Stockton Lane a large late 1950s bungalow estate sits between inter-war housing and Tang Hall Beck. The estate predominantly contains detached bungalows in the area of Whitby Avenue and Applegarth Road, while the area surrounding Ashley Park Road contains semi-detached housing. Late 20th century re-builds exist in places. This estate in general features a wide range of architectural styles containing hipped and pitched roofs with many loft conversions and extensions.

The estate was completed in the early 1960s when the bungalows were constructed along Galtres Road merging with the inter-war housing to the north. Where the two sets of houses meet, the road surfaces change from asphalt (1930s) to concrete (1960s). The grass verges present in the earlier streets are not a feature of the 1960s estate.

The later bungalows have pitched roofs and generally seem to follow a more uniform design, with a square bay window to the front of the property. Detached garages to the rear of the building are common as well as carports to the side of the houses. Changes to fenestration are perhaps the most common alteration throughout the estate. Many front gardens here are hard landscaped.

1960s housing in this character area also features a variety of architectural styles. The estates dating to this era vary between an area of predominantly detached houses to the north of Stockton Lane such as Greenfield Park Drive, and bungalows, linked terraces and semis to the south. Throughout the estates the boundaries to, and between the houses, are either open or a complete mixture of planting, fencing and brick walls, due to the weak/low level of boundaries created originally. Generally the garages related to housing from this period varies between detached buildings to the rear of the houses, attached garages to the side of the building or in separate garage blocks.

Bungalows on Beans Way, Hill View and Beckworth Close are constructed of light, buff coloured bricks, with pitched roofs and side driveways leading to rear detached garages. Front gardens are a mixture of lawned areas and hard landscaping bounded by low level brick walls in a mixture of colours and styles. Internal garden boundaries vary between shrubs and bushes, panel fences and brick walls. The houses generally contain one bay window and square doorway to the front of the property. A change to fenestration is common, with several carports and garden-drive conversions also present. Two-storey buildings in several styles also feature in this area, on the south side of Hill View and west side of Beckwith Close.

Linked terraced housing on Springfield Close contains four narrow dwellings with a protruding square, enclosed porch. Access to the rear gardens is gained through a passageway between porches. These houses have detached garages located in separate blocks. They have no front garden boundaries, although several have been erected in the form of bushes and small fences.

To the south of Tang Hall Beck, opposite inter-war to post-war housing is a late 1960s estate predominantly containing semi-detached houses and dormer bungalows. Garages are generally attached but set back to the rear of the property. Many houses have moved or extended the garage area, this is particularly evident on Kings Acre, most houses also now contain a carport. Bramley Garth, running around the edge of the estate is the only road featuring the dormer bungalows. These buildings have wide flat windows to the lower floor and loft space. The entrance is to the side of the building, covered by a flat porch roof. Two small square windows are visible to the front of the house in the internal hallway area. The two storey buildings generally have pitched roofs, are red brick with white/cream painted cladding to the front. The majority of houses such as those on Allington Drive also feature two small square hallway windows similar to the bungalows at the front of the building. The entrance is situated on the side of the house and is contained in a flat roof rectangular extension to the main building.

South of Bad Bargain Lane, another 1960s estate (Meadlands) containing detached dormer bungalows and two-storey houses exists. These houses feature a multitude of architectural styles, perhaps more varied than the other estates to the north. This estate is bounded to the south and east by agricultural land. At the entrance to the estate two large barrel flower pots welcome people to the area.

1970s construction is represented on the north side of High Oaks. This area was formerly occupied by a 19th century building, Ashfield. The site now contains red brick, two-storey flats in pitched roof buildings with a short balcony on the upper floor to one side of the building.

The buildings are designed to form three sides of a square overlooking a central grassed area. There are no garden or estate boundaries. Lawned areas also surround the buildings along with flat roofed, detached garage blocks in groups of four.

A small housing estate, dating to the 1990s, was constructed as an extension to Greenfield Park Drive on the site of gardens and tennis courts. These houses are large, detached, pattern book architectural style constructed with mottled colour bricks. Double garages are a common feature with hedgerow boundaries to the road. Most houses have a pitched roofs and white UPVC window frames. A handful of modern houses also feature at the eastern edge of Stockton Lane.

The older houses within this character area date to the mid to late 1930s and are confined to ribbon development along Stockton Lane and linear streets running to the south. The majority on Stockton Lane are bungalows constructed in a range of styles, many with hard landscaped front gardens. Several have pitched roofs, with two pointed, half-timber effect gables above two convex multi-pane bay windows with a central porch. Houses at the eastern end of Stockton Lane overlook agricultural land to the north and are at the edge of York's urban development.

Galtres Road, leading from Stockton Lane, contains grass verges and a mixture of bungalows and two-storey buildings. The latter, are similar to other contemporary buildings and feature upper and lower round and square bay windows. Where arched recessed porches were built, approximately 70% have been infilled. Extensions above garages and into loft space are common on this street. Galtres Avenue only contains two-storey buildings. On one side of the street, circular windows are a feature to the side of the building, however, the majority of these have been altered and only a handful now remain. The other side of the street features semi-detached houses with painted (white) upper floors and red brick to ground floor. The ground floor contains a wide, multi-paned, bay window and square doorframe with flat porch roof. Variations to fenestration and porches are common on either side of the street.

Non-residential buildings of note are predominantly educational such as Applefields Special Needs School, Burnholme Community College (c.1940s and in early 21st century finally closed), St. Aelred's RC Primary School and Hempland Primary School. Both primary schools date to the 1960s when the majority of the housing estates were built.

Basic typology of post-war private estates

Similar to Inter War suburban estates

Brick, one-two storey houses, predominantly semi-detached

Driveways and garages (attached and free standing)

Hipped and pitched roofs featuring chimneys

Bay windows to both storeys

Front and rear gardens (also applicable in mid 20th century)

Sinuuous layout with cul-de-sac estates (also applicable in mid 20th century)

Grass verges and some tree lined roads

Estates planned with amenities – shops, churches, school etc (also applicable in mid 20th century)

Basic typology of mid 20th century estates

Brick, one-two storey, semi-detached houses, linked terraces

Driveways and garages (mixture of blocks, free standing and attached)

Horizontal emphasis

Hipped, pitched and flat roofs with chimneys

Coloured weatherboards

Wide variety in fenestration

Significance

Archaeology: Roman settlement evidence from two locations off Stockton Lane and near Appletree Farm as well as numerous cemeteries in the wider area (see also character area 54) suggest that the Heworth area was well utilised in this period and the relationship between the Domesday village and Roman settlement is of interest in terms of potential continuity of settlement.

Medieval ridge and furrow can at times preserve earlier archaeological remains especially beneath the ridges. The presence of Roman settlement implies the existence of a contemporary, if not earlier, agrarian landscape, evidence of which may yet emerge.

Architecture: Although the housing in this area is not significant architecturally, nor radically different from other contemporary residential estates in the city, it is distinct from the inter-war and post-war housing nearby and clearly illustrates how the suburbs of York expanded during the mid 20th century.

These estates are well established and are valued socially providing a sense of identity for the local community. The ecclesiastical and educational buildings in particular add to the sense of place and identity of the area in general. There are no commercial or retail areas within these estates as there are in other places such as Acomb. The closest retail is in Heworth immediately to the west. Wider commercial provision exists to the north at Monks Cross and west in the City Centre.

Historic: To the north of Stockton Lane approximately 90% of the historic boundaries shown on the 1852 ordnance survey map remain readable in the early 21st century urban landscape predominantly as fence lines, for example, the boundary between Elmpark Estate, the rugby club and the modern development on former Stockton Lane gardens. In this area, development was clearly guided by historic field boundaries. It is uncertain when these boundaries were established.

The boundary between Monk Stray and the Elmpark estate dates to at least a period of enclosure in 1822.

Pasture Lane is also shown on the 1852 map. Rural field boundaries still survive adjacent Pasture Lane which date to at least this period. To the south of Stockton Lane approximately 65% of the 1852 historic boundaries survive as fence lines. Again, some developments can be linked to the purchase of one or more fields such as the Beansway/Hill View area and the older part of Whitby Avenue. Older boundaries, possibly medieval in date, run to the south of the Hill View area, parallel with Bad Bargain Lane. This division is preserved partially as a rear garden fence line and partially as an existing rural boundary.

Another possibly medieval, certainly pre-enclosure boundary runs to the north of, and parallel to Stockton Road. This boundary, respected by 19th century field boundaries intersecting it, is preserved in both an urban and rural context. The boundary forming the southern extent of the character area may date to the first enclosure period in the mid 17th century. This continues as a hedgerow to the east. To the south, enclosed former medieval strip field boundaries dates to at least the mid to late 18th century and are well preserved. The western boundary of Meadlands may represent part of one of these boundaries.

There are no examples of significant street names in this area. However, many street names relate to trees or have a rural theme such as High Oaks, The Glade, Cedar Grove, Elmpark (Vale, Way and View), Green Sward and Stray Road.

Streetscape Components: The estates in this area generally contain asphalt or paved footpaths with asphalt carriageways although several streets contain concrete road surfaces such as Elmpark Way, Springfield Close and Galtres Road. Grass verges of varying width are present in some areas.

Mixed styles of low boundary walls and hedges to front gardens are present although many estates dating to the mid 20th century did not originally have strong established boundaries to the street or between buildings.

Street lighting is provided by a range of units dating from the 1960s to the early 21st century, with modern columns the most common. Contemporary street signage is either fixed to lighting columns or on low fingerpost signs.

A few examples of original/older street signage can be found in the post-war bungalow estate. These signs are black with white writing, similar to those noted in the 1960s estate in the Huntington area. Solar panels are in use on a minority of houses in this area.

Aesthetics: Green space is provided in the flood plain area of Tang Hall Beck and Hempland Lane allotments with open agricultural land surrounding the fringes of the urban development giving a sense of the historic rural nature of the surrounding landscape. Glen Gardens and Monk Stray are also within a short distance. The allotments and Tang Hall Beck area provide locally valued recreational areas. The beck also acts as a boundary between the 1950s and 60s estates. Within the estates the area has a very suburban feel with little commercial activity or connection to York.

Opportunities and recommendations

It is recommended that any extensions, new development or re-development in the area should be sympathetic in terms of style, material, proportions and density and should complement and enhance existing character. Street furniture, including street signage and streetlights, should integrate with the character of the area.

Any future development proposals for the Burnholme Community College site should ensure that the existing grain of the area and character are respected and that the City of York Streets and Spaces Strategy and Guidance City of York Council, 2013) is referenced.

Opportunities for improving the quality and consistency of contemporary street furniture and the public realm should be identified, in particular the enhancement of existing pedestrian surfaces, cycling facilities and upgrades of existing street furniture. This should be undertaken following guidance contained in the City of York Streets and Spaces Strategy and Guidance.

Removal of original streetscape features over time has had a negative impact on the character of the area – further loss of these features should be avoided where possible. Original street lighting columns should be retained wherever possible and where this is not possible, they should be carefully retrofitted with new lanterns where appropriate and column replacements should reflect the style of originals. The scale (height in particular) of lighting column should always respect the character of the street. Lighting columns on residential streets with low traffic volumes should reflect traditional heights. Further guidance is contained in the City of York Streets and Spaces Strategy and Guidance

Wherever possible and practical, it is strongly recommended that inherited historic landscape grain evidenced through post-medieval and 19th century former field boundaries should be enhanced and conserved.

These play a key role in explaining the historic development of the area. Where historic boundaries have been identified, either as surviving hedgerows or where retained as part of historic development, efforts should be made to ensure their continuing survival as part of any future development opportunities.

Great care should be paid to the retention of socially valued buildings and spaces such as schools, rugby club and Tang Hall Beck area, with appropriate weight given to local opinions.

Hedgerows and trees should be carefully managed and opportunities for planting new trees along grass verges and in existing hedgerows should be identified in partnership with local residents. A programme of regular monitoring of original hedgerow boundaries and grass verges should be secured.

Key views of the Minster, other major heritage assets and local landmarks should be maintained and enhanced to help orientation and enhance local distinctiveness.

There is an opportunity for this study to be used as baseline data for the local community to develop local priorities, encourage community cohesion, recognise and improve the quality of their environment and strengthen a sense of place. This area in particular would benefit from further study and consultation with residents to inform on its character and how that has changed over time.

Character Area 55: Images



GR post box on Ashley Park Road



Example of streetscape components on Bad Bargain Lane



Meadlands



Springfield Way



Example of streetscape components on Stockton Lane



High Oaks



The Glade mid 20th century black signage



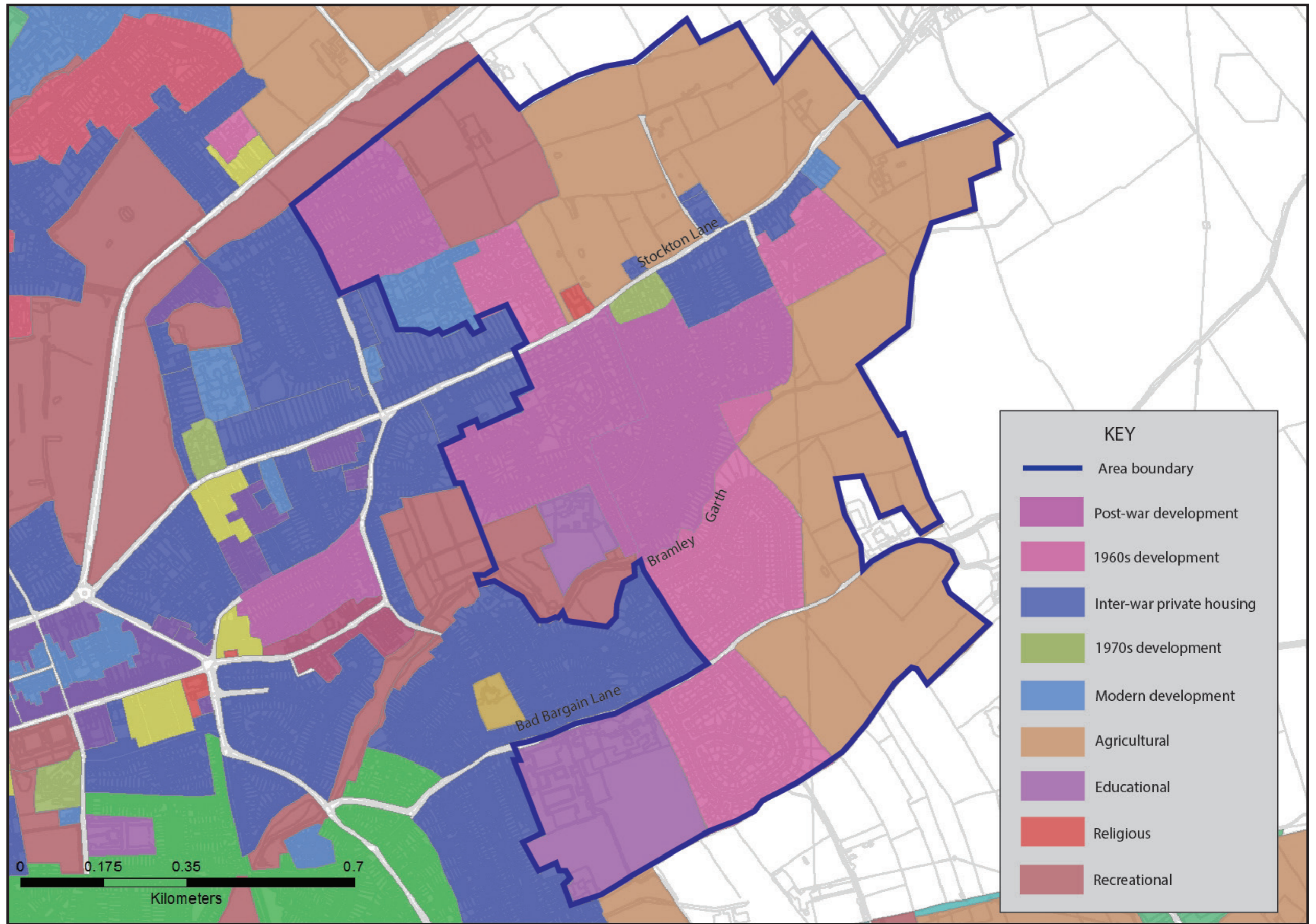
Bramley Garth



Boundary marker on the corner of Meadlands and Bad Bargain Lane at the point where Heworth Without, Osbaldwick and York Parishes meet. Two more of these have been noted south of Osbaldwick village.

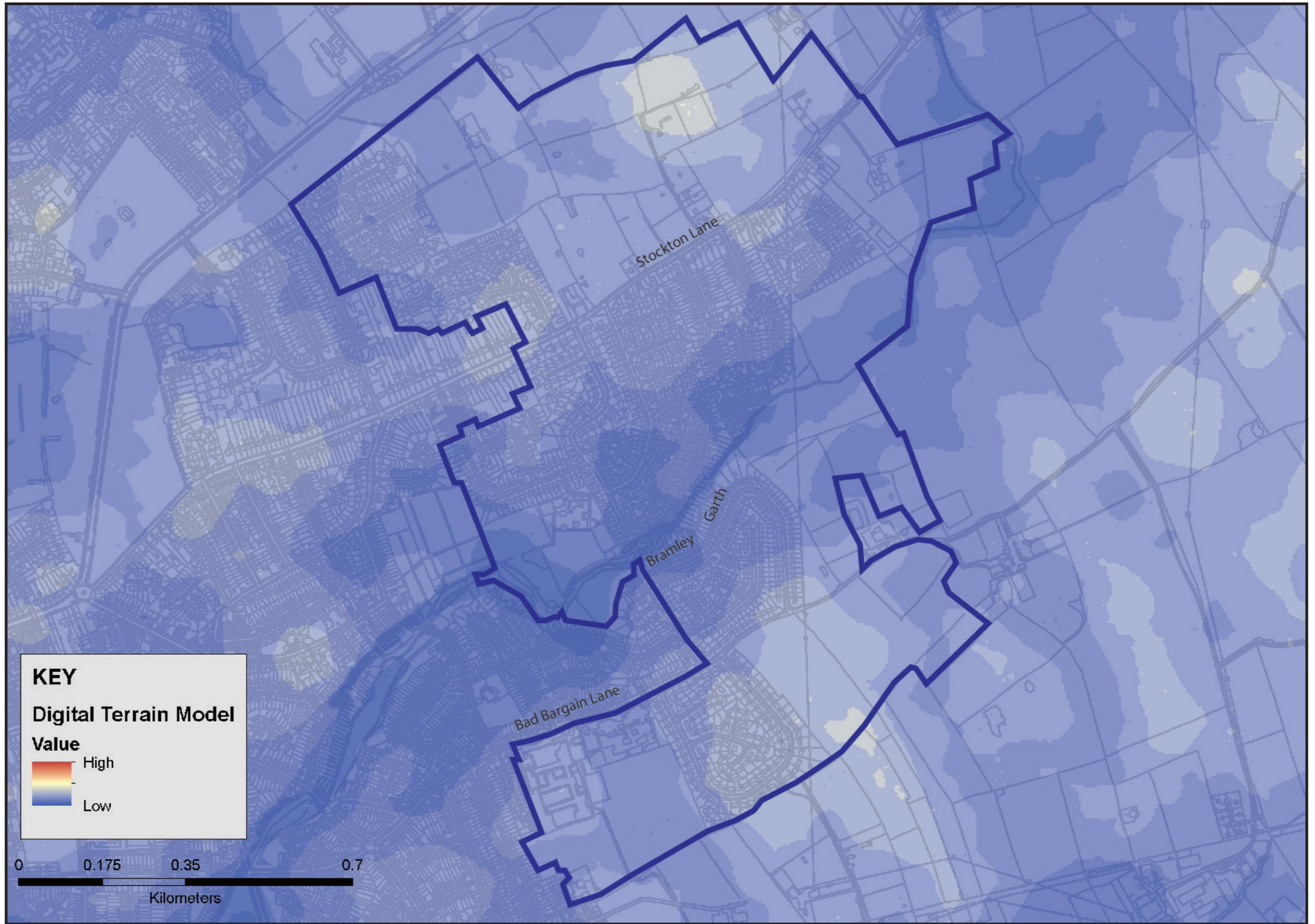
Character Area 55: Maps

Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



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Topography



Archaeology and heritage assets



Extant surviving boundaries, roads and tracks as depicted on the 1852 First Edition Ordnance Survey Plan

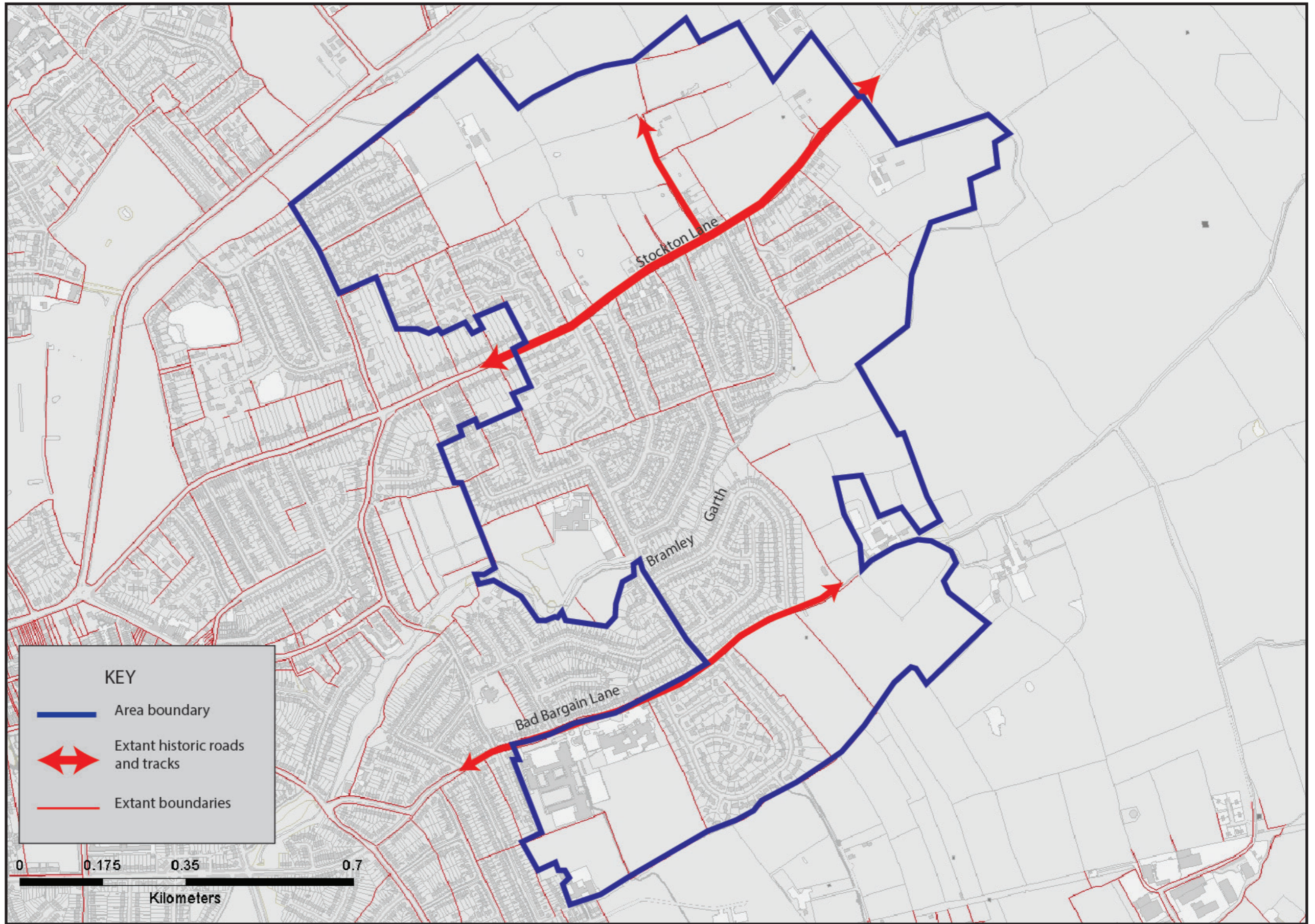


Figure ground map showing the relationship between open space (black) and the built environment



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