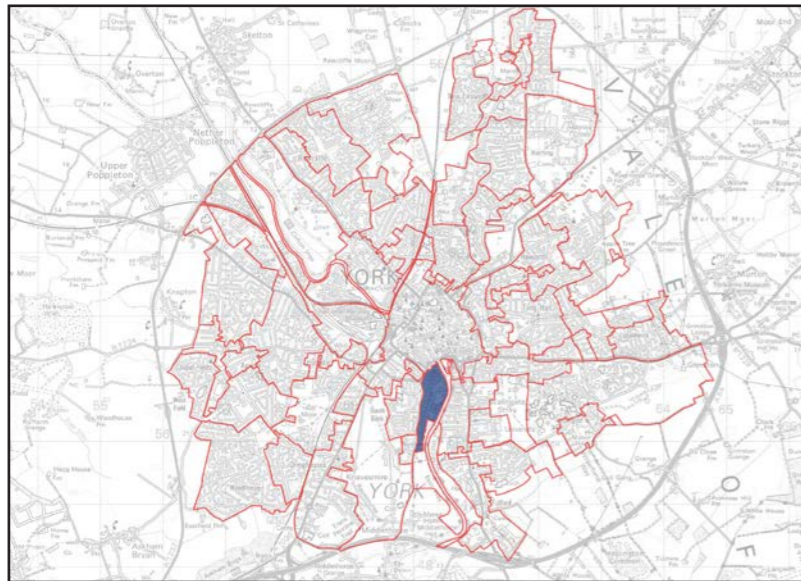
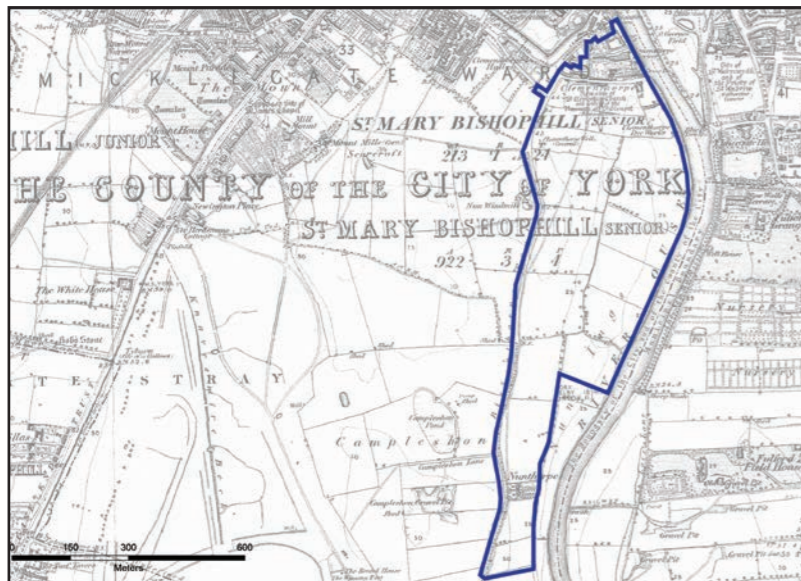


## Character area 71: Clementhorpe and Bishopthorpe Road



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** A predominantly mid to late 19th century residential suburb with pockets of mid to late 20th century development (including social housing) and late 20th century redevelopment of industrial riverside areas.

Bounded by Bishopgate Street to the north, Nun Ings to the south, Bishopthorpe Road and Scarcroft terraces beyond to the west and River Ouse to the east

Generally low-lying topography; land rises westwards towards Bishopthorpe Road

Includes Rowntree Park, a caravan park and Terry Avenue

Partly within New Walk/Terry Avenue Conservation Area

Partly within Central Area of Archaeological Importance

Approximate walking/cycling distance to the city centre from the centre of Cameron Grove 1.9km via Bishopthorpe Road

**Dominant Housing Type:** Two to three storey mid to late 19th century working class – middle class terraces – narrow plots, ornate and varied brickwork, stable pavements and riven English Pennine Sandstone paving in places, some older street signage and street lighting

**Other Key Housing Types:** Two-storey, inter-war, semi-detached housing and two-six storey late 20th century apartments and linked terraces

**Designated Heritage Assets:** Rowntree Park (a registered Historic Park), Rowntree Park Memorial Gates (both Grade II\* listed), The Swan PH, Clementhorpe Maltings (Grade II), Area of Archaeological Importance (part) and Conservation Area (Part)

**Non-designated Heritage Assets:** Stable Pavement paving, English Pennine Sandstone flags, historic street signage, historic and street lighting, former industrial buildings, remaining sections of rail line on riverside, part of Nunnery Wall, Rowntree Park-keeper's lodge, cafe and park dovecote, Bishopgate Street horse trough and important Roman and medieval archaeology

**Key Views:** Riverside views along Terry Avenue, glimpses of park and riverside from Bishopthorpe road and surrounding streets

**Surviving historic roads and tracks:** Bishopthorpe Road, Clementhorpe and the footpath from Cherry Hill to Bewlay Street

## Archaeology and history

In the Clementhorpe area on the east side of Bishopthorpe Road is the site of a possible Roman villa (MYO2013). This has been tentatively suggested due to a tessellated pavement revealed east of the junction of Cherry Street with Clementhorpe in the mid 19th century (EYO2486).

No record was made of the building that contained the pavement. In the same area a stone coffin was found at around the same point in time (EYO2839). Further burials and pottery finds are occurred in the 18th century further south on Bishopthorpe Road. Excavations within the area of this villa were made in the 1970s (EYO2345-53) revealing further evidence of occupation including stone structures, burial ground, cobbled surfaces and postholes.

To the north, the Skeldergate area was situated within the Roman civilian settlement and as the west bank of the River Ouse it was always important for trade and industry. Further south there has been some evidence to suggest that Bishopthorpe Road may be Roman in origin as a compact cobbled surface was discovered in 1981 2m below ground level (referred to in EYO786). An excavation on Bishopthorpe Road opposite the Terry's factory site in 1998 revealed Roman and medieval agricultural deposits (EYO128). An excavation on the factory site itself revealed evidence for further Roman occupation (EYO827).

Founded between 1125 and 1133, St. Clement's Priory (MYO2014), the only medieval nunnery in the vicinity of York, was located in Clementhorpe. The priory owned extensive land to the south of its walls and its memory is reflected in the many occurrences of the prefix "Nun" to many streets and topographical features in the area.

With the exception of the medieval wharf areas, the land outside of the city walls was virtually all agricultural until the late 18th to early 19th century. Windmills existed to some extent such as the one shown on the 1852 Ordnance Survey plan near the junction of Southlands and Bishopthorpe Road (Nun Windmill).

The wharfs were used for a number of industrial activities presumably from the medieval period onwards. During the mid 19th century a brewery, boat building yard and bone mill are noted on the 1852 map as well as Clementhorpe Dye Works a little further south on the riverside. This area remained industrial in nature until the late 20th century when it was redeveloped for residential use. The proprietor of the tannery on Cherry Hill, Henry Richardson (1813-1895) is remembered on the horse trough on Bishopgate Street.

By the late 19th century, working class residential terraced housing had been constructed south of Clementhorpe on the east side of Bishopthorpe Road to accommodate employees of the adjacent industrial works. Similar style housing was also constructed to the south of Cameron Grove, presumably as a spread of the nearby South Bank development.

Between the 1890s and 1910 housing, containing a private front space and bay window, was constructed in between Cameron Grove and Bewlay Street. These streets lead east from Bishopthorpe Road towards Rowntree Park which opened in 1921 as a memorial to the members of staff at the Cocoa Works who lost their lives in the First World War.

Inter-war architecture can be found south of Beresford Terrace. Since the 1930s small pockets of building has occurred when space has become available largely due to demolition works. The northern half of this character area contains the most modern architecture of the character area due to the redevelopment which has taken place in the vicinity of the riverside/wharf.

## Character

### **Clementhorpe – Bewlay Street**

The northern half of this character area has seen the most redevelopment. The earliest housing, constructed here in the mid 19th century was cleared in the mid to late 20th century. The northern most point, on the site of the former industrial riverside area now consists of two to six storey apartment blocks and modern linked terrace housing. South of Clementhorpe the redevelopment predominantly consists of two storeys, linked social housing.

The Slip Inn (1840) on Clementhorpe is the last surviving structure related to the Clementhorpe shipyard. The building incorporates an existing cottage located at the rear of the pub which is also related to the shipyard. The pub is still a vital asset to the local community and has been nominated for inclusion on the Local List of Heritage Assets.

The majority of the 19th century terraced houses in this area are of a red brick, basic design with no bay window or front garden space. There are many historic streetscape features in this area such as original cast iron street signs, cast iron information plaques, cast iron drain covers running across the paving, but unlike other areas of similar architectural style there are no boot scrapers remaining. It is unclear whether these houses even had them originally. The survival of these features varies from street to street.

Colenso Street is an interesting anomaly featuring many colourful front doors and doors which provide access to the rear yards from the front street. The window proportions to these buildings differ from the rest of the surrounding streets being more horizontal in shape.

Lower Ebor Street is of interest due to Clementhorpe Maltings (Grade II) at the top of the slope. The building was listed as a good example of a small, urban maltings and retention of its late 19th-early 20th century machinery.

Opposite the Maltings is Clementhorpe Community Centre which used to be Cherry Street School.

The houses on the south side of Lower Ebor Street have arched recessed doorways accessed by between 0-5 steps.

The closer to the river, and presumably the higher the flooding risk, the more steps there are to the front door level.

Interestingly the houses on the north side of the street at the same proximity to the river do not have any stepped entrances. There is some evidence that corner shops once existed within these terraces for example on Charlton Street, however commercial businesses now appear to be confined to Bishopthorpe Road. The south side of Charlton Street has been constructed with a white brick facade.

The middle class terraces featuring bay windows and front enclosed private space can be found on Bishopthorpe Road and on a few surviving terraces which lead eastwards from it such as Vine Street and Darnborough Street. Vine Street also includes former horse and cart entrances to courtyards at the rear of some properties, similar to those noted on Fountayne Street in the Groves area to the north of the city centre. The majority of these have now been turned into small mews developments. On Vine Street c.80% of houses retain original timber sash windows while on Cameron Grove the average is slightly lower at c.60%.

The cluster of middle class terraces in the centre of this character area leads to Rowntree Park. Some stable pavements has been lost in this area, for example to the rear of Bewlay Street where they have been surfaced with concrete.

Rowntree Park provides a large (10ha), green space for the whole community to enjoy. It boasts play areas, a lake, tennis courts, cafe and large open green spaces. The Park Keeper's Lodge and Cafe (1919-21) is situated close to the dovecote memorial and bridge over the lake. This group of original buildings have been nominated for inclusion on the Local List of Heritage Assets as they form the nucleus of the Park. The Dovecote contains two memorial plaques to those Terry's Employees who lost their lives in the First and Second World Wars.

The Grade II listed gates are situated off Terry Avenue. The park contains, amongst other sculptures, a large Roman helmet.

### **Bishopthorpe Road**

This ancient, busy thoroughfare separates the Clementhorpe and South Bank character areas although it could have easily fit into either one. At the northern end in the Clementhorpe/Scarcroft Road area. The road has a vibrant, commercial feel hosting independent retailers and cafes. These buildings are generally two storeys in height. Towards the southern end, the road takes on a more residential feel including only the odd shop or guest house. The buildings here are predominantly three storeys in height. Modern development on Bishopthorpe Road such as Riverside Lodge, are also three storeys in height.

### **Butcher Terrace southwards**

Towards the southern part of this character area the housing becomes a little more mixed and could have easily been allocated into the South Bank character area. The terraces once more become predominantly working class away from Bishopthorpe Road. This area appears to retain less of its original streetscape features, for example, Finsbury Street has a relatively low number of original timber sash windows in comparison with the northern area.

Inter-war, semi-detached housing, for instance, on Terry Street and Finsbury Avenue continued the residential growth of the area presumably after it had ceased during the First World War. The inter-war streets contain grass verges and concrete road surfaces.

### **Terry Avenue**

Terry Avenue is a popular walking and cycling route to the city centre from the south. It is lined by mature trees and part of the hedgerow of the former Ings which occupied the riverside before Rowntree Park. This is a distinct area, different from Clementhorpe generally and forms part of the Terry Avenue and New Walk Conservation Area.

## Significance

**Archaeology:** The northern part of this character area, up to and including Vine Street is included within the Core Area of Archaeological Importance. Roman archaeology is represented by a possible villa site, burials and occupational evidence in the northern part of this character area alongside the presumed Roman routeway of Bishopthorpe Road. Riverside activity or further occupational evidence is likely to exist dating to the Roman and Medieval periods but may have been disturbed by post-medieval and Victorian industrial and residential development. Further south, Roman occupation and agricultural activity is known on the Terry's factory site.

St. Clement's Priory was also located immediately south of Clementhorpe in the vicinity of the Roman villa site.

Presumably archaeology relating to post-medieval and later industrial practices in the area has been lost during residential development. However, there is a small potential for significant archaeological evidence dating from the Roman to post-medieval period to survive in deep undisturbed pockets of land.

**Architecture:** The residential buildings consist of a mixture of working and middle class, late 19th to early 20th century terraces and mid to late 20th century redevelopments, particularly on the former industrial areas. The mid to late 20th century houses are devoid of architectural or historical merit. The older terraces retain a number of historic streetscape features and are perhaps most aesthetically pleasing in areas where they retain their clustering and are not interrupted by the social housing redevelopments. All of the architectural styles in this character area have been seen elsewhere in York and nationwide.

The buildings on Bishopthorpe Road are aesthetically pleasing, particularly on the east side which is less disturbed by commercial activity. The views southwards up Bishopthorpe Road gives the impression of a neat Victorian suburb, particularly when viewed with the Scarcroft Terraces.

This area illustrates how small, self-contained settlements developed due to the demand for accommodation close to industrial areas during the Victorian period and into the 20th century.

**Historic:** Approximately 45% of the field and street boundaries shown on the 1852 Ordnance Survey are retained in the contemporary streetscape. Clementhorpe is likely to be at least medieval in origin and has been traced back on historic maps to 1624 alongside Bishopthorpe Road which is clearly of an earlier date. The remains of a diagonal field boundary dating to at least 1772, can be seen partly south of Cameron Grove and followed into the park area where it approximately follows the western edge of the pond. Boundaries dating to at least 1822 are situated to the rear of the north side of Fenwick Street and between the Ings and Terry Street.

The footpath from Cherry Hill to the top of Bewlay Street may be an early route from Skeldergate postern to the Bishopthorpe Road windmill.

Street names within this area do not generally have any historic meaning. Postern Close at the northern tip relates to the nearby City Walls. Terry Street, Terry Avenue and Rowntree Park all have obvious links to York's chocolate making history. Presumably the streets at the southern end of this area including the inter-war housing were constructed for employees of the Terry's Factory rather than the industrial riverside area immediately to the south.

The visible remains of a stretch of St. Clement's Priory Wall on Cherry Street provide a small reminder of the past use of this landscape. Closer to the riverside, Clementhorpe Maltings, the Slip Inn and the preserved remains of a rail line from the wharf area are the only visible links to the historical industrial riverside of Clementhorpe.

**Streetscape components:** Generally asphalt and concrete flagging footpaths and asphalt carriageways with the exception of some older side streets which contain riven English Pennine Sandstone flags in places or contemporary sawn equivalents.

Concrete road surfaces are extant in the inter-war areas.

English Pennine Sandstone flags can be found on Colenso Street in part, Butcher Street and Cherry Hill Lane running between the modern development of Postern Close.

Within the bulk of the terraces, many examples of Stable Paviour paving can be found in the side and rear alleys (such as Lower Ebor Street, Vine Street and Finsbury Street). Some of these alleys are gated off as noted in other areas. Stable paviments remain as decorative gutters to many of the asphalt road surfaces in this area. Bishopthorpe Road contains early to mid 20th century post boxes, mid to late 20th century street lighting, modern phone boxes and bus stops.

Historic street lighting can be found within the terraces predominantly attached to the sides of houses. In most cases, modern replacements have also been attached to the buildings. Examples of historic lighting can be found on Lower Ebor Street and a free standing example of Terry Street.

The riverside areas contain early 21st century signage and seating areas erected as part of the Millennium celebrations.

**Aesthetics:** Bordering the urban streetscape is Rowntree Park and the riverside area. These provide large, aesthetically pleasing open spaces for recreation. The park was awarded 'Green Flag' status in 2004 which is a national recognition for green spaces. It is one of three such designated spaces in York. The riverside area adjacent to the park and northwards to the city centre is part of the Terry Avenue/New Walk Conservation Area.

Seating areas are provided on Bishopthorpe Road, such as the corner with Southlands Road, although they face out onto the traffic. Another seating area was noted on Cherry Street next to the surviving stretch of St. Clement's Priory wall. This contained mid 20th century seating and a notice board. Again, it was not a pleasant setting.

Within the terraces survival of stable paviments, ironwork and original street signage as well as early to mid 20th century street lighting adds historical and aesthetic value to this area.

## 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.

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 (City of York Council, 2013).

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 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 major heritage assets and local landmarks should be maintained and enhanced to help orientation and enhance local distinctiveness.

The 19th and early 20th century terraces contain a number of original features which should wherever possible be retained and enhanced. This should include maintenance of existing ironwork and conservation of remaining areas of stable pavements and original Riven English Pennine Sandstone paving. The stable pavements in particular are a unique feature of York's streetscape and any streetworks affecting them should carefully store and reinstate following guidance contained in the City of York Streets and Spaces Strategy and Guidance.

A local survey of architectural and streetscape features (gate piers, sett paving, street signs) of the area could usefully be carried out in the near future, in conjunction with the local community, to further assist with the monitoring of existing features and to identify those at risk.

Development management policy should take account of the contribution made by locally identified heritage assets to the distinctive character of the area. Sub-surface archaeological sites and landscapes are particularly important. Appropriate mitigation strategies should be agreed to protect potential archaeological deposits for any future development in area.

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 would benefit from further study and consultation with residents to inform on its character and how that has changed over time.

## Character Area 71: Images



*Anne Street*



*Colenso Street*



*Cameron Grove*



*Ebor Street*



*Lower Ebor Street housing with stepped entrances*



*Former corner shop on Charlton Street.*



*Terry Avenue on the riverside.*



*Clementhorpe Maltings, Lower Ebor Street.*



*View of lodge and dovecote in Rowtree Park.*



*Bishopthorpe Road*



*Terry Street showing historic street lighting.*



*Cherry Hill Lane featuring Yorkstone flags and contemporary herringbone paving.*



*Bishopthorpe Road*



*Finsbury Avenue with concrete road surface.*



*Stable paving between Lower Ebor Street and Teck Street.*



*Riverside Lodge at the southern end of Bishopthorpe Road.*



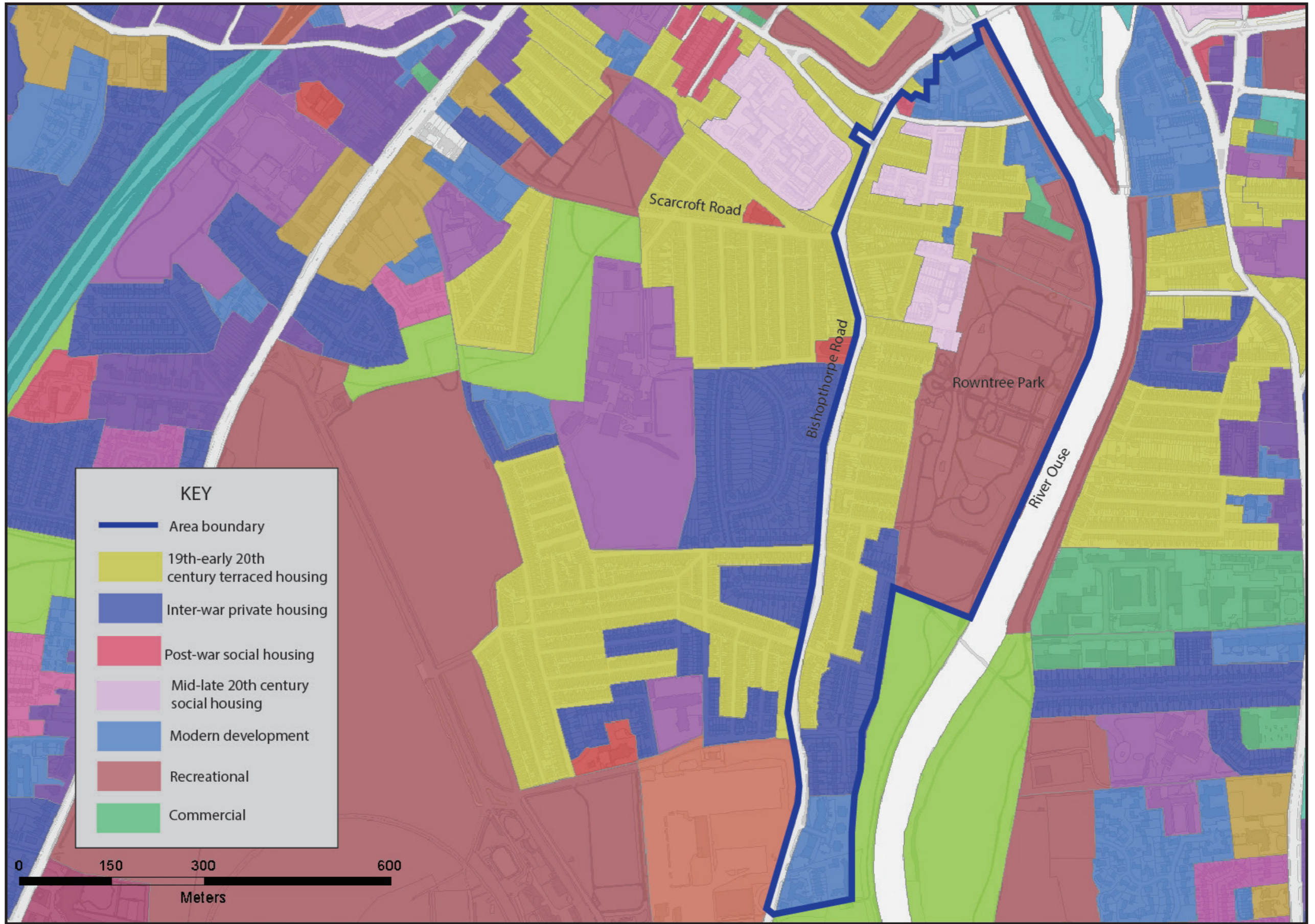
*Finsbury Street*



*Surviving Priory wall on Cherry Street.*

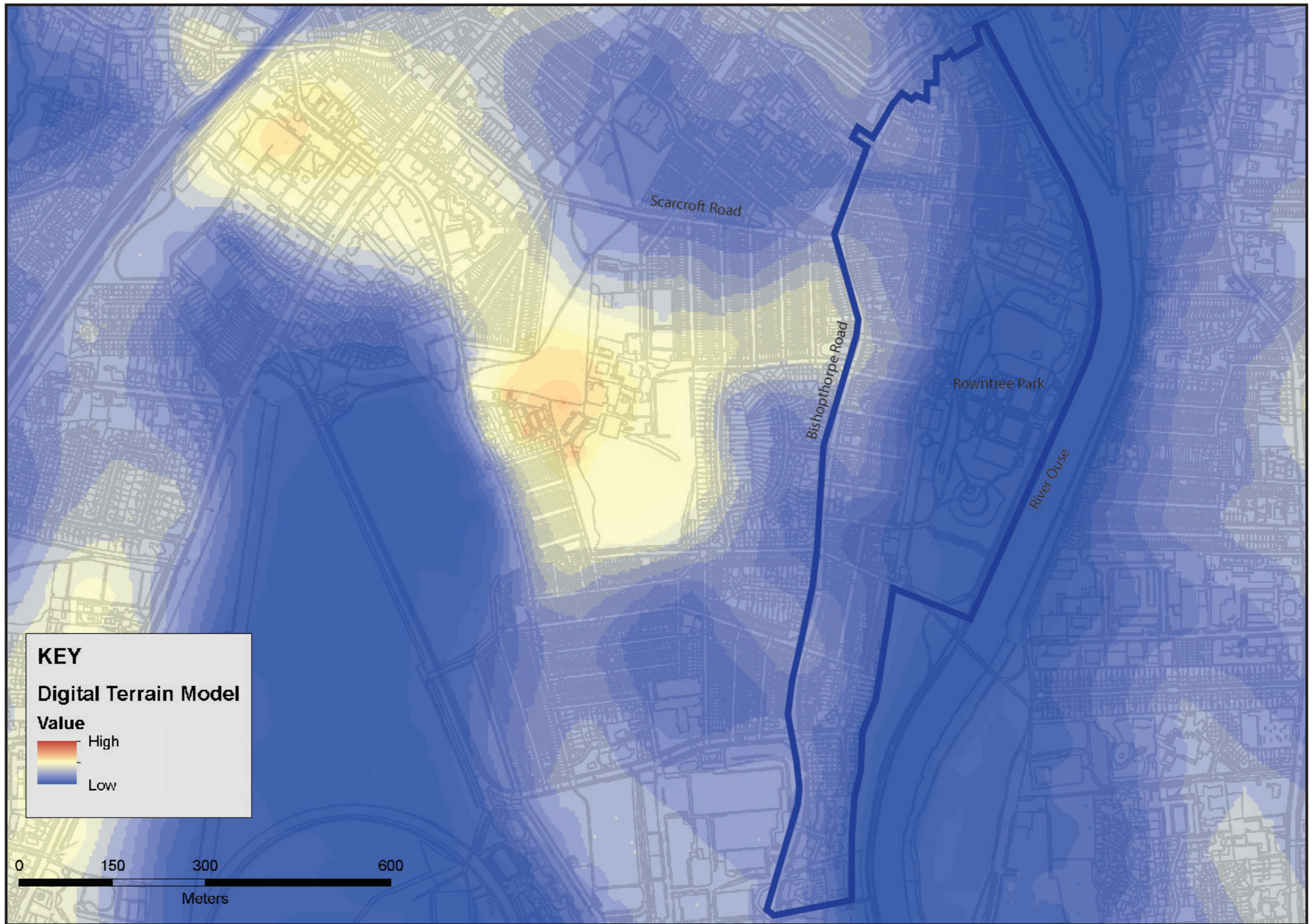
## Character Area 71: Maps

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

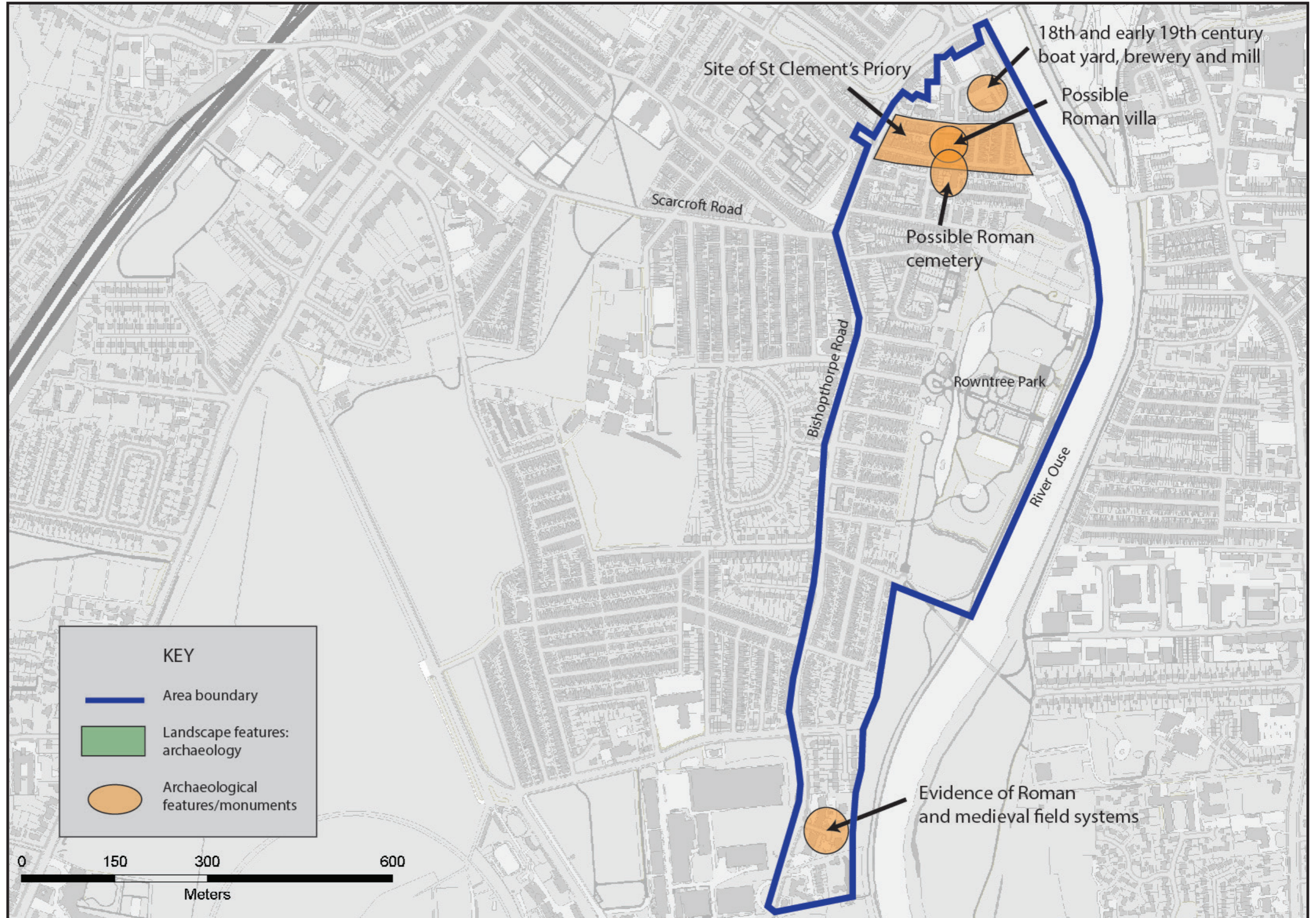




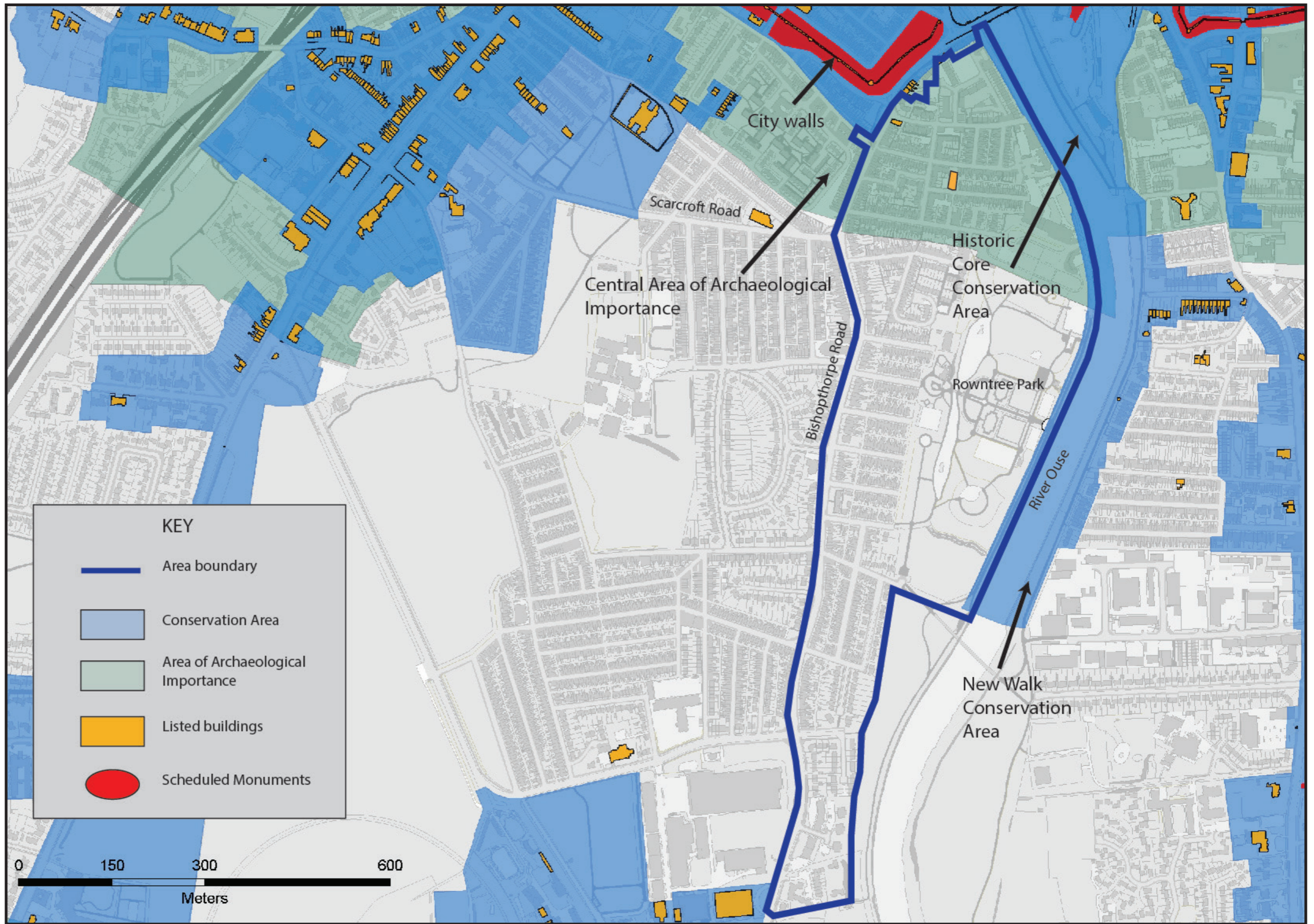
Topography



Archaeology



Designated heritage assets



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

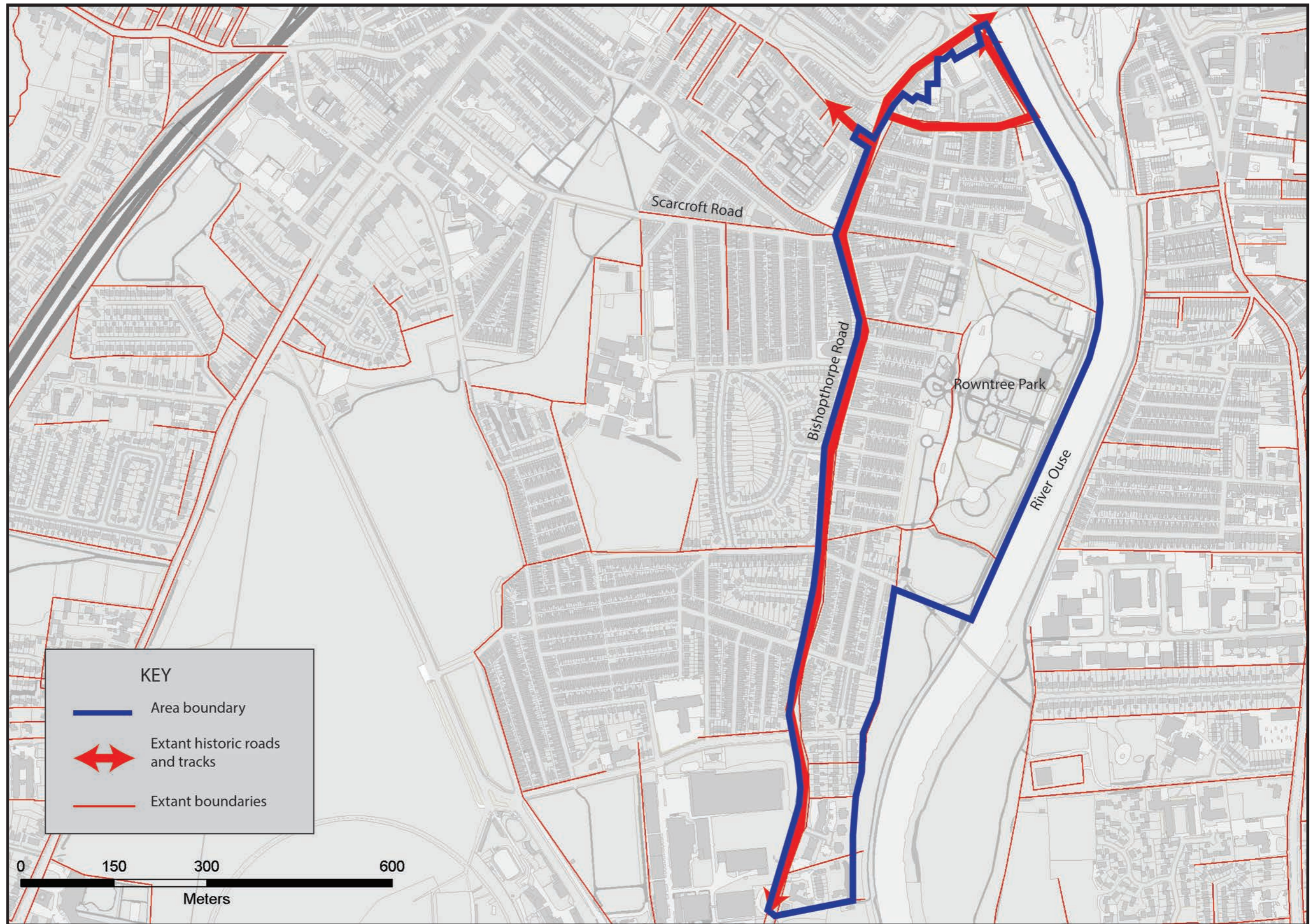


Figure ground map showing the relationship between open space (black) and the built environment



**Researched and written by:** Claire MacRae

**Photographs:** Claire MacRae except where indicated

**Graphics:** Bob Sydes and Claire MacRae

**Edited by:** Bob Sydes

**Funded by:** English Heritage

**Issued:** November 2013

© **City of York Council 2013**

