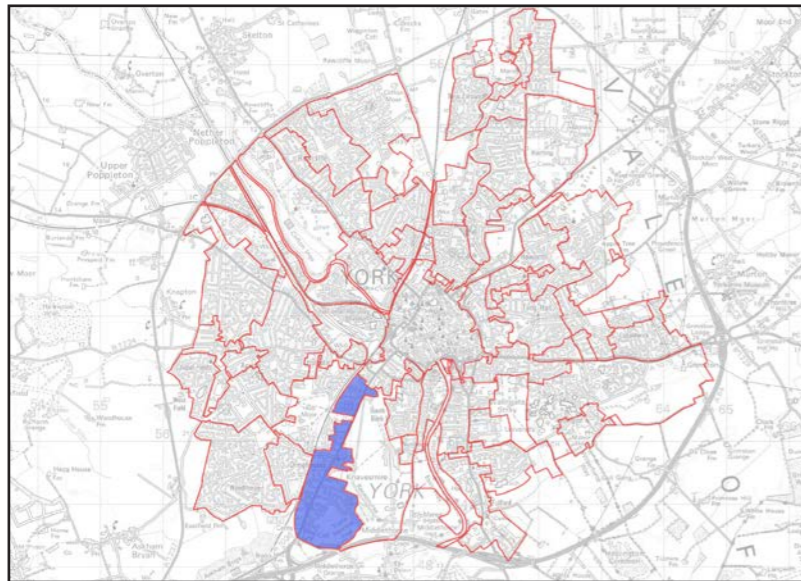
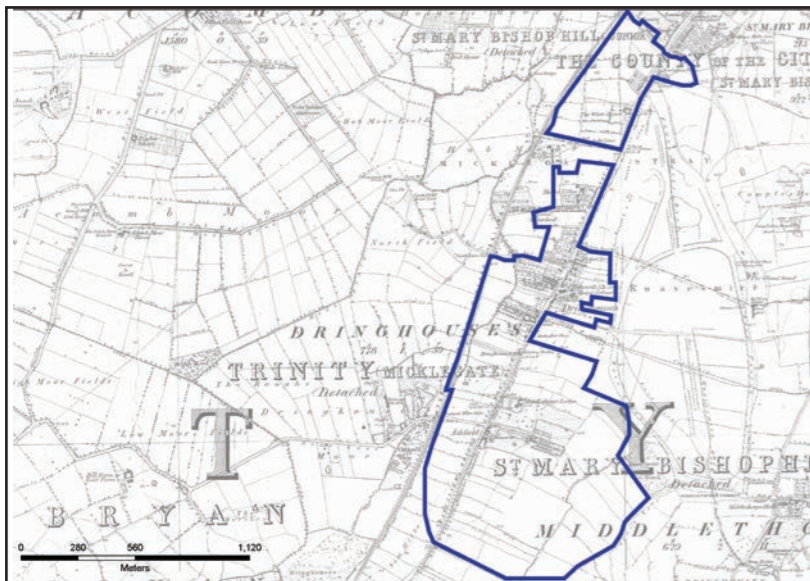


Character area 75: Dringhouses and Tadcaster Road



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: A large residential suburban area containing a wide variety of architectural styles spanning the early 18th to early 21st century, including a small amount of social housing. The oldest buildings are of two to three storeys and are situated along the line of Tadcaster Road with side streets and cul-de-sac estates leading off from either side.

Many older villas/houses on Tadcaster Road are now guesthouses, hotels and offices.

Area bounded by the East Coast main line railway to the west, the residential area of The Mount to the north, The Knavesmire and racecourse to the east, and the A64 to the south.

Tadcaster Road runs along a low ridge of morainic material left by glaciers which covered the area during the last ice age

Dringhouses was a rural medieval village with traditional linear layout

No real open space within village but is situated between The Knavesmire and Hob Moor. Tadcaster Road itself is tree lined along its border with The Knavesmire.

Tadcaster Road Conservation Area and Dringhouses Area of Archaeological Importance (part)

Quiet suburban area away from the main road

Includes St. Edward's Church, York College, Dringhouses Sports Club, Dringhouses Primary School, a library and Tesco superstore

Approximate walking/cycling distance to the city centre from Tadcaster Road/Cherry Lane junction is 3.2km via The Mount

Dominant Housing Type: Inter-war and post-war two storey, semi-detached houses within estates featuring front and rear gardens, convex bay windows and hipped roofs.

Other Key Housing Types: 18th to early 20th century farmhouses and large individually designed houses, 1950s to early 21st century infill developments generally two storey in height in a range of architectural styles as well as larger estates to the south of the village

Designated Heritage Assets: Twenty three Grade II, two Grade II* and one Grade I (Goddards) listed buildings

Non-designated Heritage Assets: Dringhouses primary school, Fox and Roman Public House, Cross Keys Public House, the Hospice cafe (a former stable block), Ashfield House, former clay pit now Weddall Close Pond, Dringhouses cemetery, cast iron railings bordering the Knavesmire, Hob Moor and Tadcaster Road, ridge and furrow, historic lanes and boundaries and historic street lighting

Key Views: Local views of the racecourse stands and Terry's factory from Tadcaster Road

Survival of historic routes and tracks: Tadcaster Road, Cherry Lane, Mayfield Grove (North Lane), Old Moor Lane and Sim Balk Lane

Archaeology and history

Dringhouses and Tadcaster Road are located south of the Roman fortress of Eboracum and the civilian town founded by the 2nd century. Extra-mural settlement and burials are well known on the principal Roman roads into York. The road south from York towards Roman Tadcaster (Calcaria) is known to follow Blossom Street and Tadcaster Road. Roman cemeteries are well known covering a large area straddling The Mount and Tadcaster Road and further south towards Dringhouses (MYO20, 195 and 2032). The present road diverges from the line of the Roman road to the south of Dringhouses and then runs roughly parallel to it. The earliest evidence of human activity within the Dringhouses area is attested by scattered finds including Neolithic polished stone axes. This ridge of higher ground was a prehistoric routeway before being re-used during the Roman period.

Evidence for a Roman roadside settlement has been investigated at the Fox and Roman public house and Calcaria Court (EYO78, 94, 115 and 299). Features including gulleys, ditches and postholes for timber framed buildings, as well as burials, cobbled surfaces and plough soils, have been identified.

There is a gap in the archaeological record between the Roman and medieval period. Place name and documentary evidence suggests that Dringhouses may have existed as an early medieval settlement with its own manor (MYO31). It is not mentioned in the 11th century Domesday but that does not necessarily imply the absence of settlement. The name first occurs in 1109 as "Drengeshirses", thought to mean houses of the Drengs, a Yorkshire term for a free man holding land in exchange for personal service. Dringhouses was a predominantly agricultural village, despite its position on one of the principal roads to the south of York. Thin strip fields led east and west from the main road, some of which are still respected in many of the building plots today. The strip fields were recorded on Samuel Parson's early 17th century map, as are Cherry Lane and North Lane (Mayfield Grove), shown as two short lanes.

Ridge and furrow is recorded on the City of York Historic Environment Record (MYO2240) to the south of the village. It still survives in some of the fields surrounding the college site as well as to the rear of St Leonard's Hospice and The Marriott Hotel, both on the east side of Tadcaster Road. Medieval plough soils were noted during investigations at The Starting Gate (EYO94) and The Fox and Roman (EYO78). Common grazing land was provided for the village on the adjacent Micklegate Stray/Knavesmire. The village remained as an agricultural settlement well into the post-medieval period. There are several former farm houses along Tadcaster Road. On the east side of Tadcaster Road on the border of The Knavesmire, are boundary stones relating to the division of Hob Moor and the Micklegate Stray. A pinfold (MYO759) and Herdsman's Cottage c.1840 (MYO1085), both Grade II listed, also reflect the former agricultural nature of Dringhouses.

The brick-making industry existed in this area from at least the 14th century. Evidence from the 19th and early 20th century exists across the Hob Moor area. Within this character area one former clay pit survives - now a pond near Weddall Close.

By the mid 19th century several residences had been constructed on the west side of Tadcaster Road including Mount Villas. This was a continuation of the spread of residential development along main routes into the city such as The Mount. Bishopsbarns (Grade II*) c.1905 by Walter Brierley is located within this area at the northern end of Tadcaster Road. The land between the main road and the railway was gradually infilled with housing developments between the 1930s and late 20th century.

The village core area is roughly located between Mayfield Grove, formerly North Lane, leading west, and Cherry Lane leading east. In this area the medieval strip field system can clearly be seen on the 1852 Ordnance Survey plan. Again, housing spread from the 1930s onwards beginning with Mayfield Grove and St. Helen's Road and then infilling into the long garden areas behind the houses on the west side of Tadcaster Road throughout the 20th century.

The village contains the 19th century church of St. Edward's (Grade II) which replaced an 18th century chapel. Dringhouses Primary School and Goddards (Grade I listed). Goddards (1926, MYO752) and the school (c.1904) were designed by York architect Walter Brierley.

Brierley also designed nearby buildings associated with York Racecourse.

In 1937, Dringhouses became part of the City of York.

South of Goddards the area changed very little until the mid 20th century. The 1852 Ordnance Survey plan shows Middlethorpe Lodge and several buildings at the junction of Old Moor Lane on the east side of Tadcaster Road. Aldersyde (MYO652, Grade II) was constructed in the late 19th century but it was not until the late 1920s that more widespread development took place in the form of The Horseshoe. Following the Second World War the grounds of Middlethorpe Lodge were developed for housing, with the site of the house itself built upon in the late 1950s-early 1960s. The gardens of Aldersyde were also built upon during the 1960s.

South of Aldersyde the area remained as open fields until the late 20th - early 21st century when this part of Dringhouses was developed. It now includes a Tesco supermarket, filling station, Askham Bar Park and Ride as well as a new college campus and several housing estates.

Dringhouses cemetery is located just south of Tesco. It opened in 1927 and provides the final resting place of several notable Dringhouses residents including Dr Evelyn, members of the Terry family and Colonel Wilkinson, the last lord of the manor.

Character

Tadcaster Road is the principal route into York from the south, and is lined for the most part by mature trees with extensive views across the Knavesmire to the racecourse stands.

The area is characterised by a mixture of larger 19th to 20th century houses forming a linear settlement along Tadcaster Road with 20th and 21st century side streets and estates leading off on either side.

To the north, Tadcaster Road contains Mount Villas, early to mid 19th century buildings generally Grade II listed. Leading from the main road in this area is St. George's Place predominantly consisting of late 19th to early 20th century, two to three storey villas including Bishopsbarns (Grade II*). The driveway area of this building consists of stable paviour paving. The majority of 20th century and later estates within this area are constructed in typical architectural styles of the period. For example, the western end of this street leads to a 1950s social housing development containing bungalows and two storey apartment blocks.

Surrounding this street on the west side of Tadcaster Road are several inter-war and post-war housing estates. These are similar to those found elsewhere across the city and nationwide containing two storey, semi-detached houses, although interestingly there is no space for the usual grass verges, the exception being White House Gardens.

Although most developments off Tadcaster Road are similar to others found elsewhere there are several developments which stand out and contain a wider range of architectural styles.

Ainsty Grove and Ainsty Avenue contain a mixture of typical inter-war semi-detached housing alongside individually designed detached buildings. The Horseshoe is another good example of an eclectic mix of inter-war residential architecture.

These streets, in contrast to most in this area, contain thin grass verges, mature trees (some mature fruit trees from former orchards) and hedgerows.

The Middlethorpe estate was constructed around the historic Middlethorpe Lodge (shown on 1852 map). Inter-war housing was constructed on the west side of the Lodge, facing Tadcaster Road. This then spread north and south of the Lodge creating Middlethorpe Drive and Middlethorpe Grove. The houses on these streets tend to be larger, detached, individually designed buildings.

As the estate grew eastwards following the Second World War the buildings became more regular and similar in design to those throughout the city. As an example, the eastern most stretch of Whin Road contains twelve houses, c.50% of which have altered the arched porchway and c.35% have an extension to the loft space or above an attached garage.

During the 1950s a two storey row of shops (ground floor) and upper floor accommodation was constructed on Middlethorpe Grove. Today only three of the original seven shops are open as commercial premises; the rest have been converted into living space. The retention of original upper windows in this block and residential front doors is high. Where upper windows have been replaced they have maintained the original proportions. The site of the lodge itself was developed in the 1950s and generally contains a cul-de-sac of bungalows. A 1960s telephone exchange is also present in this part of the estate. The Whin Garth area was completed in the 1960s.

Its typical 1960s architecture is out of place within the inter-war and post-war estate although it reflects its growth throughout two decades. These houses are one to two storeys in height, with pitched roofs and garages and are constructed in a lighter coloured red brick to the earlier buildings.

Dringthorpe Road was extended in the 1970s and 1980s with the construction of large detached buildings situated within a well manicured streetscape. The south-eastern edge of this estate borders Knavesmire Wood, owned and managed by The Woodland Trust. This is one of the few wooded areas around York.

The village core is difficult to define on the ground as the Dringhouses area is more or less one large suburban area running from the city to the ring road.

There are several commercial premises generally located within historic buildings facing onto Tadcaster Road. Two public houses of interest are The Fox and Roman (depicted on the 1852 map as The Fox) and The Cross Keys (late 18th century and called the Cross Keys in 1852). These buildings have been nominated for inclusion on the Local List of Heritage Assets. Both are historic inn sites. St. Edward's Church is located in the village core alongside a 1960s Holiday Inn hotel. The hotel is set back from the roadside and partially obscured by trees; however its height is noticeable at a distance and is prominent when viewing Tadcaster Road from the adjacent racecourse. Several commercial premises are open on the ground floor of former residential buildings on Tadcaster Road.

Calcaria Court is an early 21st century development of apartments and houses set below street level with little greenery associated. Although the roof line is relatively consistent with surrounding buildings, the sunken front area and frontage design is unfortunate and adds nothing to the character of the area.

Leading from the core area, Mayfield Grove (formerly North Lane), leads to Dringhouses Primary School which has also been nominated for inclusion on the Local List. The school has played an important role within the local community since c.1904. The original village school (c.1850-1904) is now the village library.

On St. Helen's Road running parallel to Mayfield Grove there is another building of note, Number 1, the former Knavesmire Golf Club clubhouse.

The southern end of the area is much more commercial, specifically including a large Tesco store and filling station and the Askham Bar Park and Ride site. There are two significant early 21st century developments in this area.

The Square is a well designed 4 to 5 storey development of varied sized residential units (a townhouse model) based around an open square and screened from Tadcaster Road by a line of mature trees. The buildings contain a garage to the ground floor and balconies to the first floor. The windows and doors of this development are all uniform in size and style.

In contrast, development of the former York College site (Principal Rise) comprises a typical pattern book development of two to three storey buildings ranging from linked terraces to large detached houses with two large 4 storey apartment blocks at the Tadcaster Road side. The scale and massing of these blocks is completely out of character in this suburban setting and is a significant detractor.

A new college campus in an interesting contemporary style has been constructed just north of the junction with Sim Balk Lane and is now a significant landmark building on the approach to York.

This character area is distinct from adjacent residential areas such as South Bank. The former village layout is hard to decipher on the ground. While other villages such as Fulford have also morphed with the urban spread from the city centre but retained a sense of independence, Dringhouses appears to have lost its isolated village feel.

Significance

Archaeology: Archaeological investigations have identified substantial evidence for a Roman roadside settlement with associated burials and field systems. Several stray prehistoric finds are also known from the vicinity. Tadcaster Road has been clearly identified as the principal Roman route to Tadcaster and was a key prehistoric route way running along a low ridge of morainic material. In the village core medieval archaeology is likely to survive in places undisturbed by later development. However in other areas medieval and later ploughing and quarrying will have had a negative effect on any surviving archaeology.

Architecture: Dringhouses and Tadcaster Road contain a wide variety of architectural styles ranging from 18th century farms, 19th century villas to individually designed inter-war housing, post-war estates and 21st century developments. The area contains a high number of listed buildings including Goddards (Grade I), and Bishopsbarns (Grade II*), both designed by Brierley who lived in the latter. Many other buildings have been nominated for inclusion on the Local List of Heritage Assets such as the ancillary buildings to Aldersyde House, Dringhouses Primary School (Brierley) and the former Methodist chapel.

Historic: Dringhouses is a village of ancient origin. The settlement straddles Tadcaster Road with the original plots extending to the Knavesmire to the east and to a stream to the west. Slightly further west, now on the west side of the railway, an extension of North Lane, is depicted on Samuel Parson's early 17th century map. This is now called Eason View. Medieval lanes leading to the common grazing land on the Knavesmire existed at the north and southern ends of the village. Tyburn Lane, now gone, ran along the northern edge of The Marriot Hotel. Cherry Lane, which still exists, provides access to the Knavesmire and entry to the Holiday Inn. Further south, Sim Balk Lane now provides an access route to Bishopthorpe but did not at the time of Parson's map (1624). Green Lane ran from Middlethorpe towards Tadcaster Road round the southern boundary of Knavesmire Wood.

Green Lane dates to at least 1785 and now forms part of National Cycle Route 65.

Approximately 55% of the historic field boundaries remain readable in the urban landscape as shown on the first edition ordnance survey plan of the 1850s. The southern part of the character area (south of Hunters Way) retains c.40% of its historic boundaries. The majority of these date to at least 1624. Some examples of these early divisions include Bracken Road, the southern and eastern boundaries of the old college site and the boundary between this and the rear of Middlethorpe Drive and Lycett Road. The village core area (between Hunters Way and Hob Moor) retains c.80% of its historic boundaries. Many of these are medieval in date and relate to toft and croft boundaries leading directly from Tadcaster Road. The majority of these have been built on but one survives relatively intact on the eastern side of the road at No. 23. The boundaries forming this plot and others such as between Cherry Lane and the racing stables date to at least 1624 but are likely to be much older in date. At the northern tip closest to The Mount, c.50% of the historic boundaries remains intact. The oldest of these have been dated to at least 1772 and include the border surrounding Trentholme Drive, and to the rear of Mount Vale and Towton Avenue.

The names given to many of the streets surrounding Tadcaster Road relate to earlier buildings which stood in the vicinity. For example, Middlethorpe Estate relates to Middlethorpe Lodge – a very grand 19th century villa while the Whitehouse Estate refers to an 18th century farmhouse and inn - The White House. The old college site is now occupied by an early 21st century estate and includes College Court, Principal Rise and Teachers Close. Ainsty Avenue relates to The Ainsty, a medieval wapentake of Yorkshire which Dringhouses fell within. Calcaria Court, a modern development on the west side of Tadcaster Road, has been assigned a Roman name due to the excavation of a Roman road surface and ditches prior to development.

Nelsons Lane refers to the former owners of nearby brickworks in the late 19th century.

Streetscape components: Tadcaster Road features modern bus stops, Edinburgh and Broxap waste bins as well as late 20th century street lighting, phone and telecoms boxes.

The road is flanked by grass verges and trees. Street signage is modern and is generally attached to street light units or is provided on low fingerpost signs. Mid 20th century examples of signage attached to concrete posts exist within the Middlethorpe Estate, such as on Dringthorpe Road.

The cast iron railings bordering the Knavesmire and Hob Moor on Tadcaster Road have been nominated for inclusion on the Local List for their contribution to the setting of the area for several decades. These railings give access to the open spaces via kissing gates.

The side streets contain a mixture of concrete (e.g. Ainsty Grove, Ainsty Avenue, White House Gardens, Aldersyde, Dringthorpe Road and Whin Garth) and asphalt road surfaces with concrete flags and asphalt footpaths. St. George's Place contains some older cobbling to the entrance ways of the late 19th and early 20th century buildings and some riven English Pennine Sandstone flags survive in places.

Mid to late 20th century street lighting is in use across the area in general including concrete columns on Mayfield Grove, Ainsty Grove and Whin Garth. Modern period style lantern street lights have been erected in some new build estates such as Royal Chase and The Square. Two 1930s street lights (out of four) were noted on St. George's Place. The Horseshoe contains a large number of historic streetlights (perhaps mid 20th century in an historic style) in a variety of conditions.

Aesthetics: The large stands of the racecourse are prominent features when looking across the Knavesmire from the west and are focal points in views from Tadcaster Road. They are also visible from several residential areas, in particular the Middlethorpe Estate which borders the racecourse.

Large green open spaces surround Dringhouses to the south and east and partially to the west (Hob Moor). Mature trees are located the length of Tadcaster Road and around the former gardens to Aldersyde. The Horseshoe also contains large mature trees.

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.

The inter-war housing estates still retain a large number of original architectural and streetscape features. It is recommended that further erosion of the original aspects of the estates, as well as changes such as garden to driveway conversions and inappropriate extensions should be monitored and avoided where possible.

Despite their age and text book appearance the styles and features of the modern housing estates should be noted to inform future proposals and monitor change.

Any further housing development in this area should attempt to match existing modern housing in terms of style, material and proportions.

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

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 the area.

Research projects that examine the relationship between medieval villages on the fringes of the urban area and the city centre will make a significant contribution to our understanding of post-Roman and early medieval land-use and the relationship between city and countryside. The origins of Dringhouses as an early medieval settlement are obscure and detailed research would be useful.

The area contains several buildings that should be considered for listing or at least inclusion on the forthcoming Local List of Heritage Assets such as The Fox and Roman PH, Cross Keys PH and Primary School. Those buildings that have been recommended for inclusion on the Local List of Heritage Assets add significant value to the Dringhouses and Tadcaster Road area. Every effort should be made to ensure that these buildings are retained and kept in productive use. Their loss or inappropriate alteration would have significant impacts on the character of this area.

It is recommended that a Conservation Area Appraisal for Tadcaster Road is commissioned as has been done in other parts of the city. Further study and consultation with residents would also be beneficial in this area to inform on character and its change over time.

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 75: Images



Ainsty Grove with concrete street light.



A leaning early street light on St. George's Place.



Middlethorpe Grove showing example of extensions and alterations to housing.



Individually designed house on The Horseshoe.



Housing on St. George's Place.



Middlethorpe Grove showing example of extensions and alterations to housing.



Street lighting on The Horseshoe.



Bishopsbarns (Grade II listed) with stable paving paving to the front.



Dringthorpe Road (1960s) showing example of extensions to housing.

Buildings on Tadcaster Road



Holiday Inn



Commercial premises



Principal Rise



Mount Vale



Cross Keys PH



The Square



Large semi-detached villas on Tadcaster Road, part of Mount Villas.



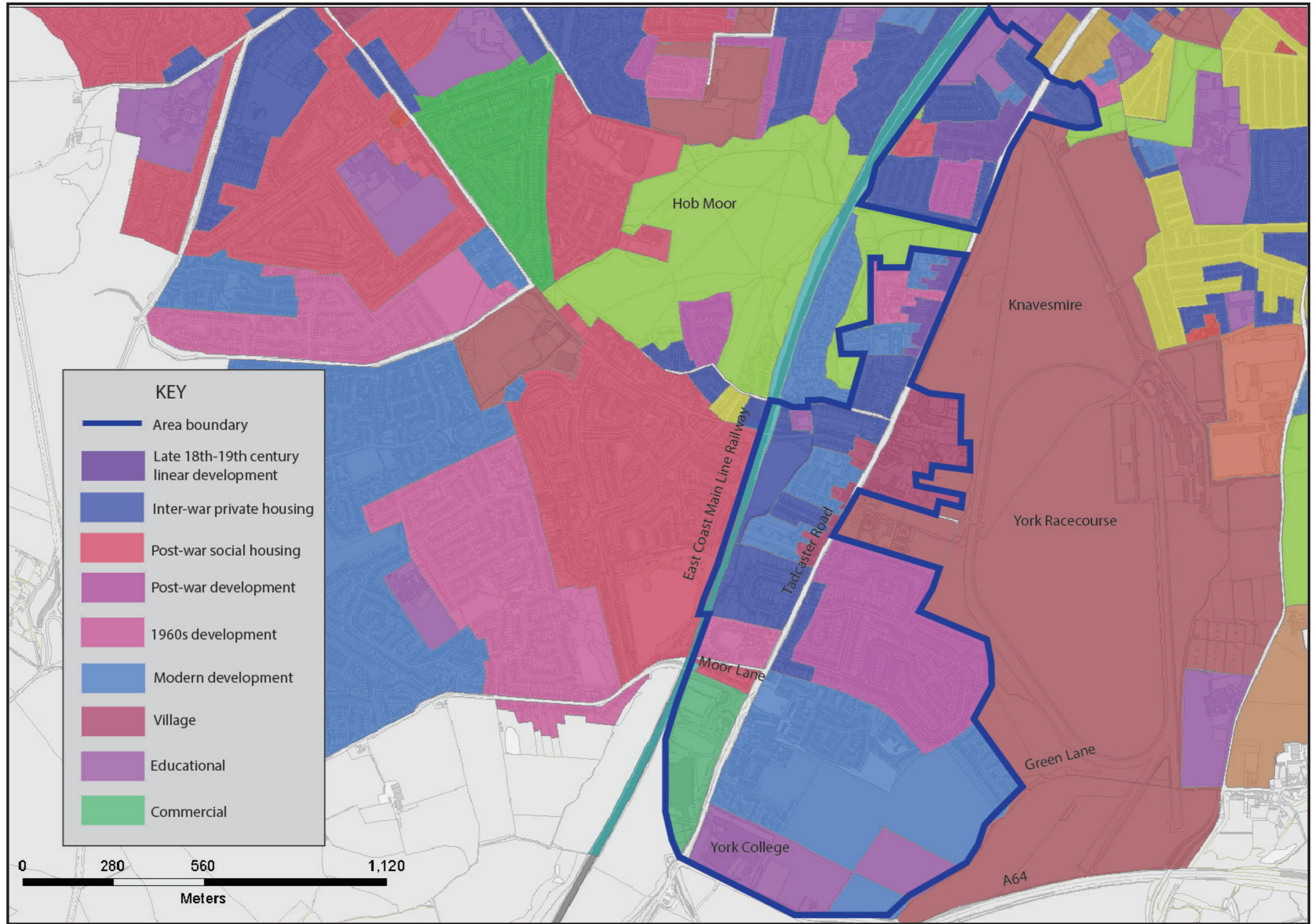
Calcaria Court



New college buildings

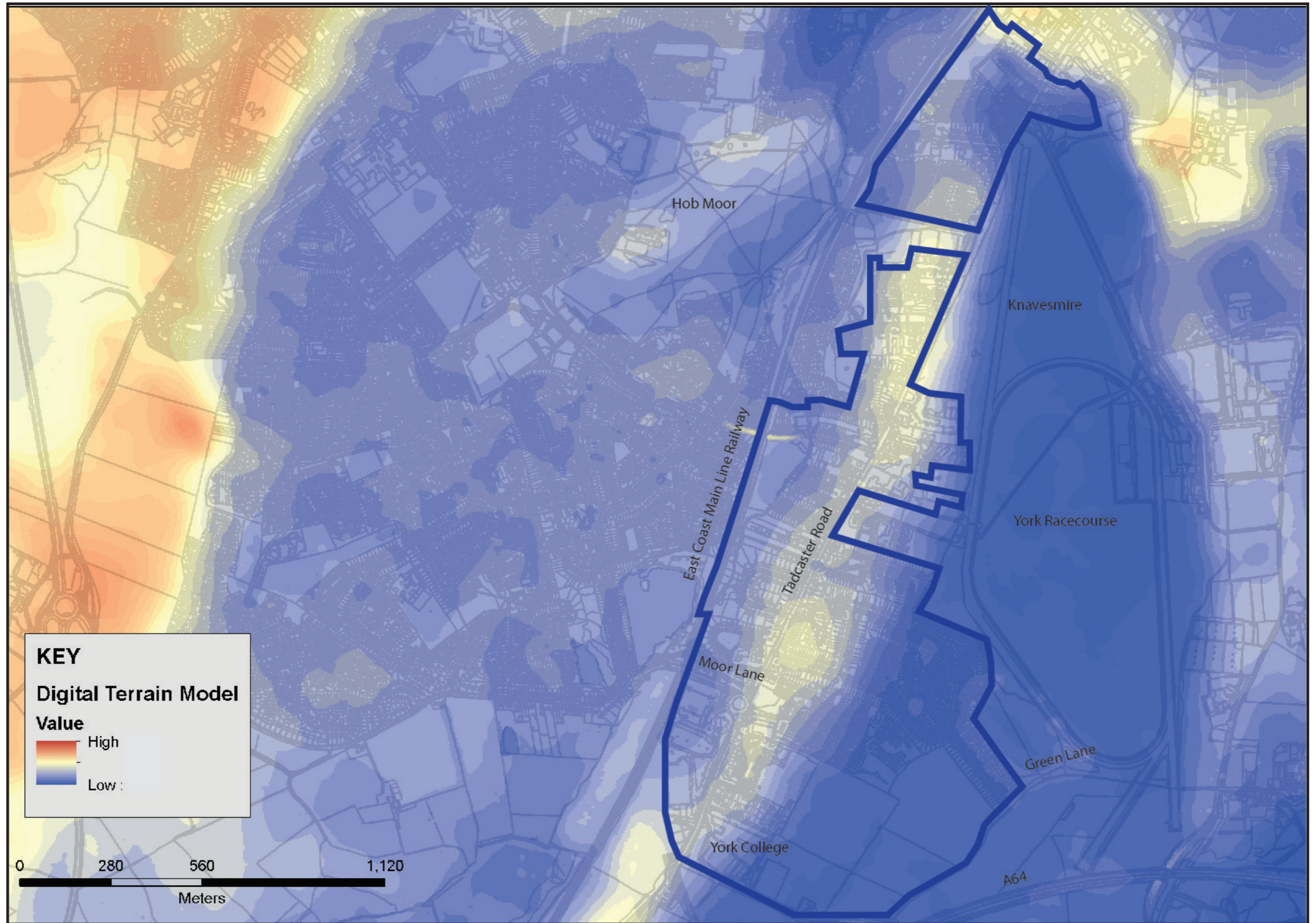
Character Area 75: Maps

Broad Type Characterisation Plan. The white roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan.

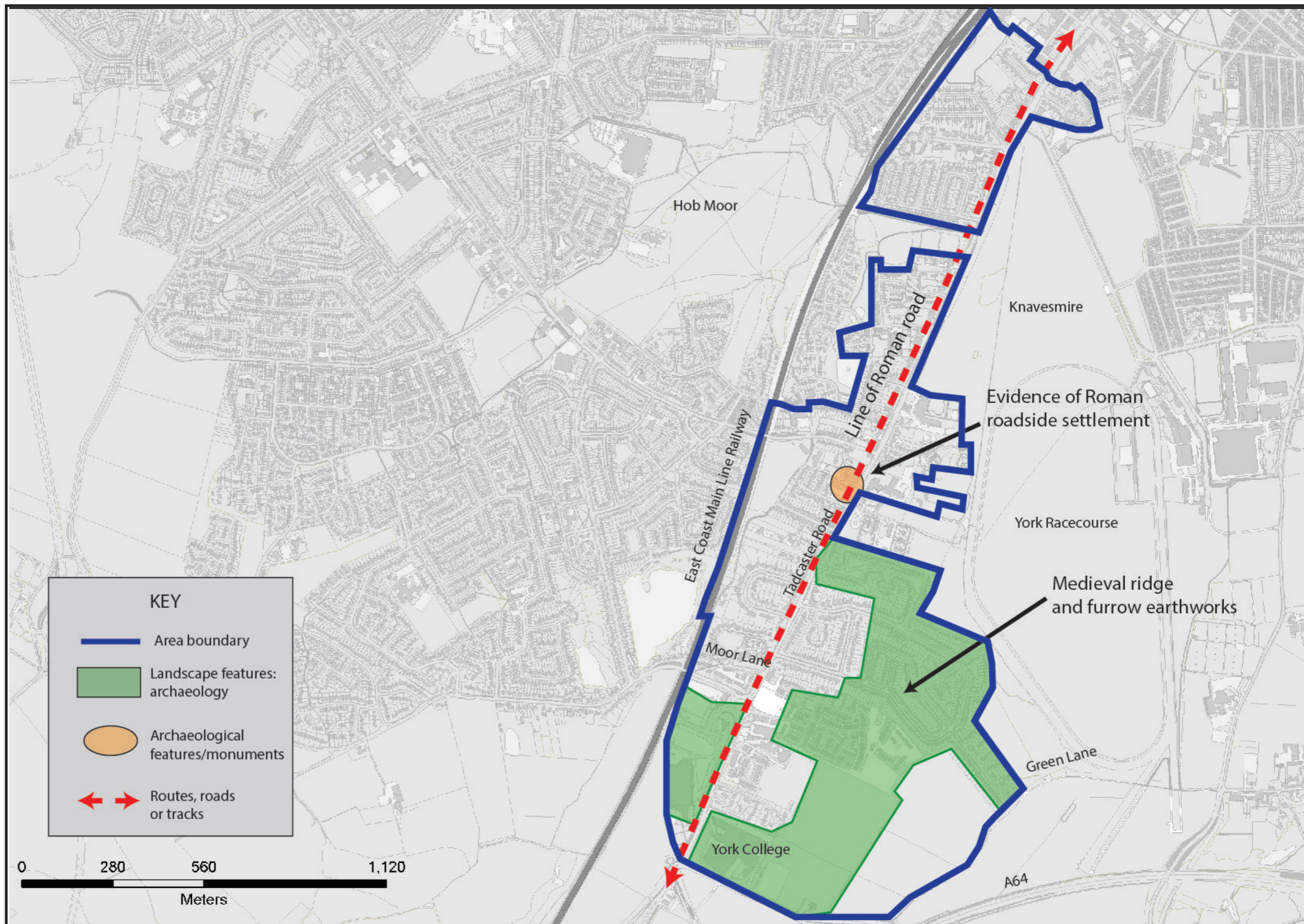


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Topography

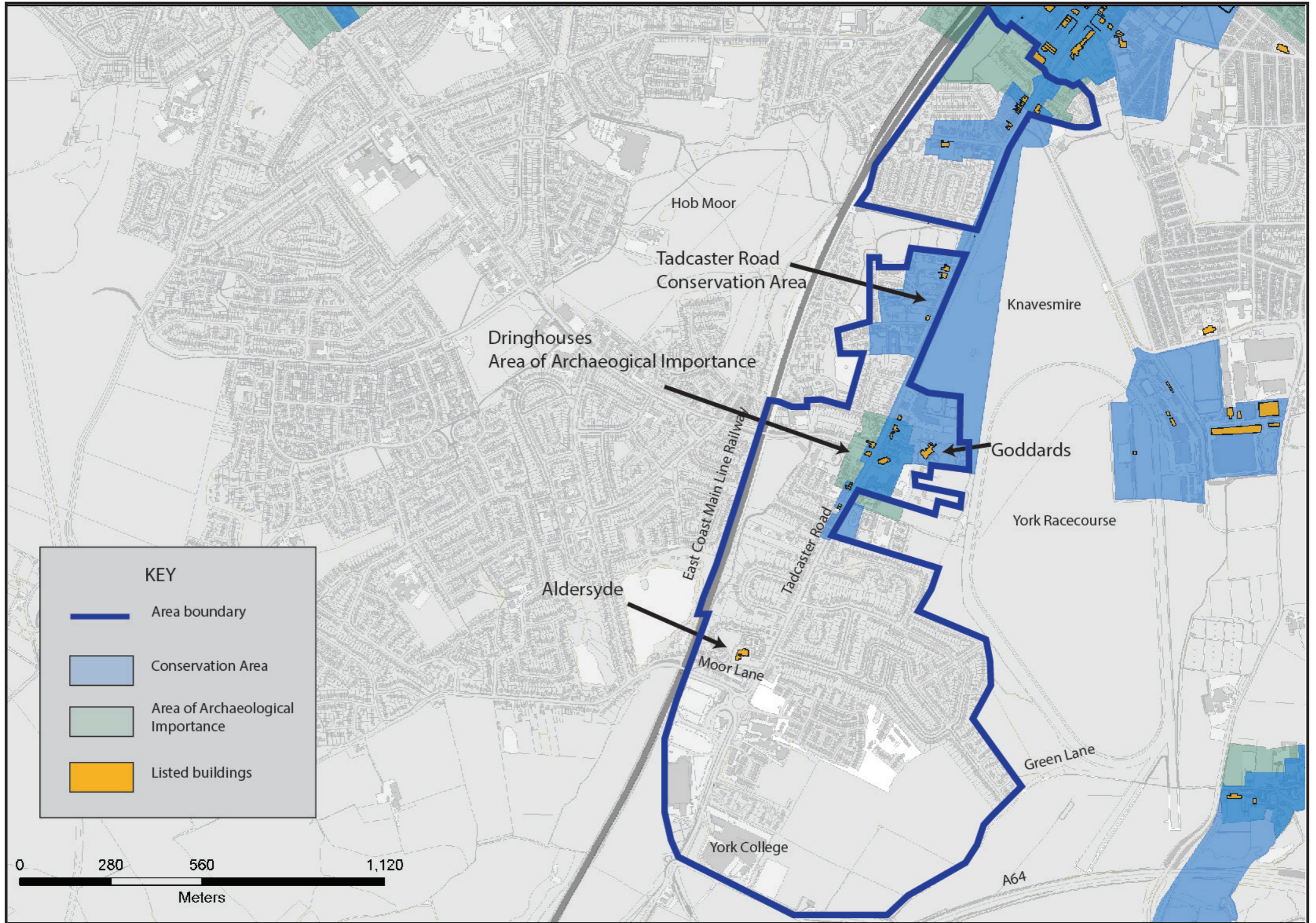


Archaeology



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Designated heritage assets



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

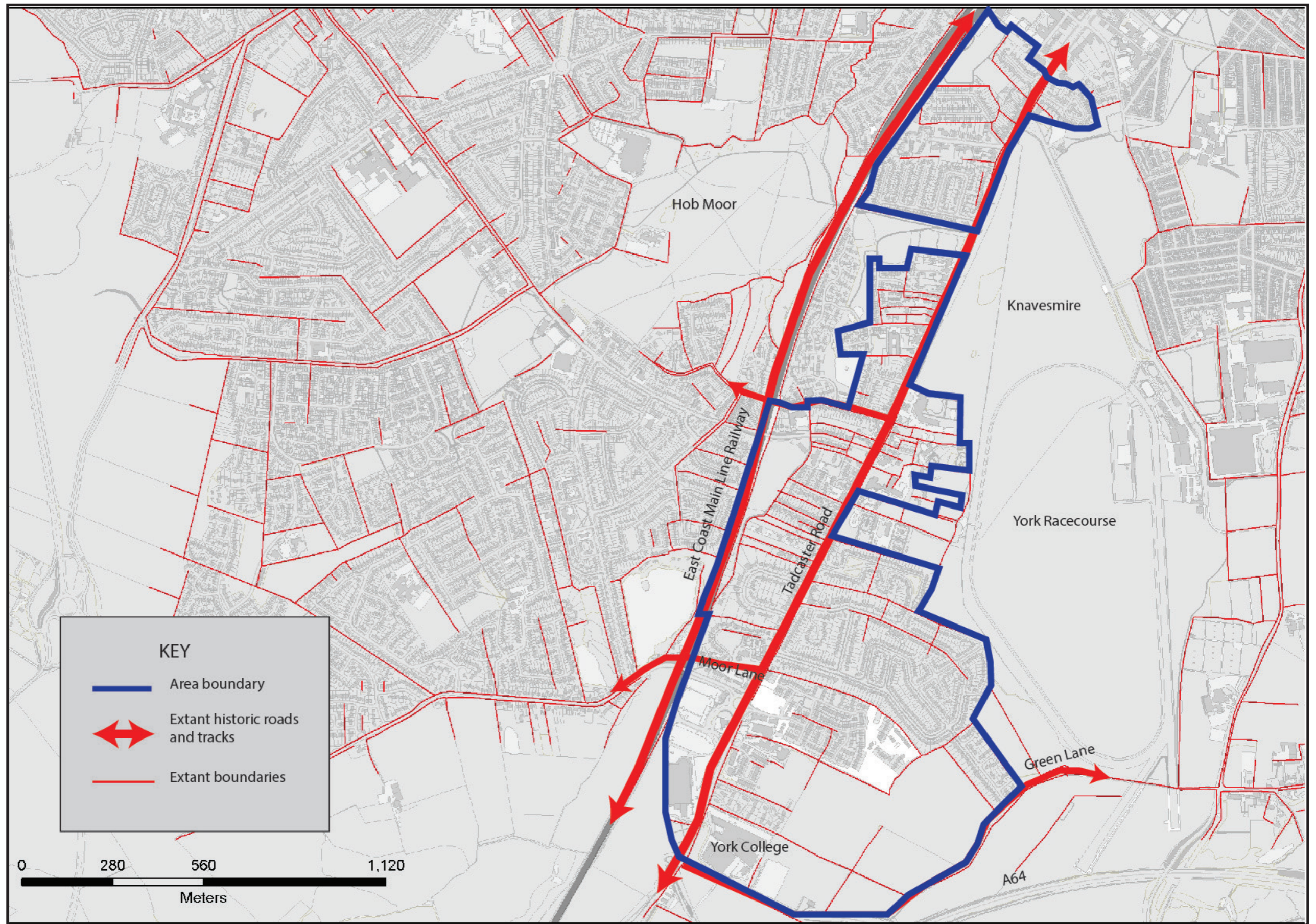


Figure ground map showing the relationship between open space (black) and the built environment



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Graphics: Bob Sydes and Claire MacRae

Edited by: Bob Sydes

Funded by: English Heritage

Issued: November 2013

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