

## **APPENDIX B**

### **CITY OF YORK CONSERVATION AREAS**

#### **DESCRIPTIONS + MAPS**

The following statements are general descriptions of the City of York's existing conservation areas (as at 9<sup>th</sup> May 2005). They do not attempt to define and record every item of special architectural and historic interest in each of the conservation areas, to keep these to a manageable length.


When assessing the contribution a new proposal would make to the individual townscapes, a street analysis which describes the existing scale, proportion, rhythm, materials and special features of a specific street or location would give a better sense of the individual context.

Due to the rich variety of townscapes, individual applications will need to be assessed separately for development control purposes.

The conservation area boundaries are to be reviewed to comply with the Council's statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990. (Policy HE1 of the Deposit Draft Local Plan applies).

**CONSERVATION AREAS**

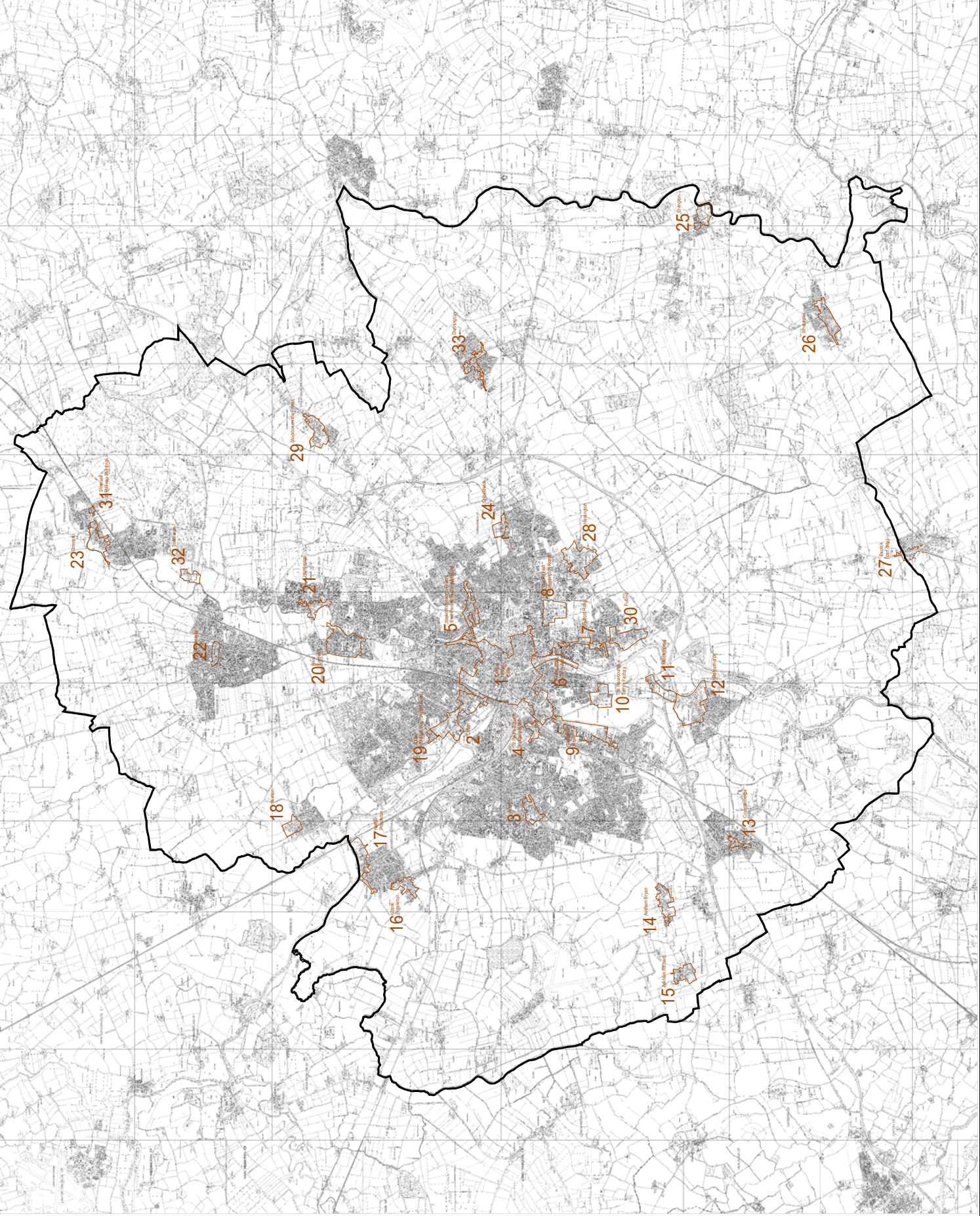
1. Central Historic Core.
2. Clifton.
3. Acomb.
4. St. Paul's Square/Holgate Road
5. Heworth/Heworth Green
6. New Walk, Terry Avenue
7. Fulford Road
8. The Raine/Half-Hestington Road
9. Tadcaster Road
10. The Racecourse/Ferry's Factory
11. Middlethorpe
12. Bishopthorpe
13. Copmanthorpe
14. Ashham Bryan
15. Ashham Richard
16. Upper Poppleton
17. Nether Poppleton
18. Skilton
19. Clifton - (Malton Way/Shepton Road)
20. New Earswick
21. Haulington
22. Harby
23. Stensall
24. Osbalwick
25. Elvington
26. Wheeltrike
27. Escrick (part only)
28. Healington
29. Stockton on the Forest
30. Fulford
31. Stensall Railway Buildings
32. Towthorpe
33. Dunnington



**CITY OF YORK**  
CITY OF YORK  
CITY OF YORK

**CONSERVATION AREAS**  
**LOCATION PLAN**

DATE: 23/2/2014  
SCALE: 1:20000  
DRAWN BY: JB  
PROJECT: Planning & Environment  
**CONKEY**



## **CENTRAL HISTORIC CORE**

### **Conservation Area No. 1 (199.0ha)**

#### **Introduction**

The conservation area mainly defines the old City of Roman, Viking and Medieval York, for the most part contained inside the ancient City Walls. The Conservation Area was first designated in 1968 and extended in 1975 (after public consultation) to include the bars and walls themselves, their approaches and surroundings which contained Georgian, Regency and Victorian buildings.

#### **History**

The Roman legionary fortress dates from AD71, and was located on the north east bank of the Ouse. Its rectangular structure is still evident in the walls to the north-east and north-west and in the alignment of Stonegate and Petergate. The area to the south-west of the Ouse was used for the Roman period for housing and commerce. In the seventh century York was an important Royal and ecclesiastical centre, when settlement expanded beyond the walls of the Roman fortress to the south-east and the area around Coppergate came into being. Many of York's familiar "Medieval" streets, winding through and beyond the Roman rectangle, have their origins in the ninth century after many Scandinavians settled in the City. From the tenth century York was a City of overcrowded, narrow streets. This scene was dominated from the late eleventh century by the size and scale of the Minster. The City was a major centre of commerce and trade, with ships coming up the River Ouse from the North Sea. In the sixteenth century York became a seat of government when the former Abbot's house to St Mary's Abbey was adapted and enlarged as the headquarters of the King's Council in the North. Georgian prosperity came to the City in the eighteenth century, transforming the character of much of the centre and approaches, to reflect its importance as a regional centre. Town houses were built inside and outside the Walls. York's population grew in the nineteenth century creating overcrowding within the walled City. The Victorian age also brought the railway, and the industry and commerce associated with it.

#### **Important Buildings**

The area contains the greatest concentration of listed buildings in the City, of which the most outstanding are York Minster and Minster precinct (including St William's College), the King's Manor, the Castle complex, the Guildhall and Mansions, the Assembly Rooms, the Yorkshire Museum, the old Railway Station, Micklegate House, Bootham School and Bootham Park Hospital, Merchant Taylor's Hall, St Anthony's Hall, Merchant Adventurer's Hall, the numerous churches, Fairfax House and St Mary's Abbey and the Bar Convent.

#### **Character**

From its history, the character of the central historic core emerges. The street pattern reflects the historic development of the City. The rectilinear lines of the Roman camp still define the basic structure – an intersection of major roads enclosed on two sides by defensive walls and with one approach a river crossing but later bent and twisted to accommodate the new urban form imposed upon it by the orientation of the Minster. The boundaries of the properties lining these twisting streets are derived from a system of burgage plots where buildings huddled closely together. The walls surrounded the centre, punctured on the main road approaches by the four Bars (entrance gateways). Much later the City spilled out from these walls with the new Georgian terraces lining the roads outside the Bars, with routes into the City as traditional cobbled approaches; then Regency and Victorian were added to the Georgian houses in terraces; sometimes as roads leading off the main approaches. Large buildings appeared outside the Walls; Bootham Park Hospital in its landscaped setting; the College of Ripon and St John; and later the railway complex. Inside the walls, there are two smaller scale but major housing areas: Bishophill with its two-

storey nineteenth century terraced housing; and. Aldwark, again with its terraced housing to a fairly high density, but a mixture of restored 18<sup>th</sup> century housing and new housing of a high quality of design.

Methods of construction and materials also reflect the City's history. The medieval parts are mainly timber frame buildings, often re-fronted with brickwork in the Georgian period. Elsewhere the predominant materials brick (usually clamp brick), stone, plain tiles, pantiles, slate, wood and stone trim and metal railings. The floorscape is often natural materials – York stone, setts, cobbles and stone runners, with areas of non-traditional materials.

The main elements of the character and appearance of the area are;

- (1) the Walls themselves, built in magnesium limestone, enclosing and defining the City centre and on ramparts set high above it.
- (2) the scale and size of the Minster, again built in magnesian limestone, in its precinct of Medieval, Georgian, Victorian and later buildings;
- (3) Clifford's Tower and the large scale classical buildings of the Castle Area;
- (4) the nucleus of the historic civic buildings in and adjacent to St Helen's Square;
- (5) the large scale of the old and new station complexes and railway headquarters;
- (6) the St Leonard's Hospital area containing buildings set within spaces, the King's Manor (former Palace in the North). The Art Gallery, the Central Library, the Theatre Royal and the Yorkshire Museum, itself, in a riverside park around the former St Mary's Abbey remains;
- (7) Bootham Hospital within its extensive tree-lined grounds and bounded to the north east by the York-Scarborough railway line;
- (8) the City's skyline and vista's (including the major buildings and many church towers and steeples). Within the Walls the narrow and irregular street pattern results in views which are fragmentary with closed vistas, leading the pedestrian round corners.
- (9) the complex townscape containing buildings of all ages. York is mainly a City of streets, most of which curve and are non-geometrical: the size of the buildings relates to the system of burbage plots which shaped the City. The essence of the centre is still mainly of retail and residential uses, often combined into single units(the house-come-shop), grouped together in an infinite variety of form and period. The centre has a human scale, suited to the pedestrian. Within the core area this small scale poses many problems for the insertion of the wider frontages desired by some developers. Materials are dark and rich: York stone, timber and brick, limestone, clay pantiles, plain tiles and slate;
- (10) the River Ouse and its tributary the Foss, both open to navigation. The Ouse is of much bigger scale, and has always been a working environment of wharfs and warehouse buildings. The Foss in the eighteenth and nineteenth centuries was briefly canalised;



- (11) the strong landscape structure associated with York's open spaces – the rivers, the Museum Gardens, the Minster Precinct and the ramparts of the City Walls;
- (12) the residential areas in brick and slate or pantiles, often in terrace street or in small intimate spaces with tight enclosures, all of strong human scale;
- (13) the commercial/shopping areas, with the older shops, in for example, the Shambles and Stonegate/Petergate, containing a variety of shopfronts and frontages with a strong vertical rhythm, and the larger scale of Coney Street and Parliament Street containing the larger scale of the multiple shops;
- (14) other smaller areas which do not fit into the above categories but which have immediate character arising from the quality of buildings, of spaces in between, of landscaping and different uses. The strength of the Central Historic Core Conservation Area is that there are so many small areas of unique quality which result in the historic richness and quality of the area.





**NEW YORK**  
City of New York, Department of City Planning, Office of Special Operations

**Conservation Area No. 1  
CENTRAL HISTORIC CORE**

Scale: 1:5000 Date: 10/20/2014  
Drawn by: JF  
Checked by: JF  
Approved by: JF

CON 1



## **CLIFTON**

### **Conservation Area No.2 (40.0 ha)**

#### **Introduction**

This Conservation Area was originally designated in 1968. In 1975, following public consultation, the boundaries of the Conservation Area were extended from the village green south-east to meet the Central Historic Core Conservation Area where Bootham gives way to Clifton, northwards along Shipton Road and west to the River Ouse. In 2002, again following public consultation the Conservation area was again extended to include North Parade, Queen Anne's Road and the area immediately adjacent to Queen Anne's School.

#### **History**

The major route into York from the north passes through Clifton. Until the mid-late nineteenth century, the village of Clifton was a separate rural community outside the City of York and dependent on dairy farming. When first designated in 1968, the conservation area was focused on the nucleus of the original village around Clifton Green. This still retains its essential rural character, with mainly small scale dwellings and local shopping clustered around the village green. The uses around this open space do not conflict with the predominately residential character of the area.

#### **Important Buildings**

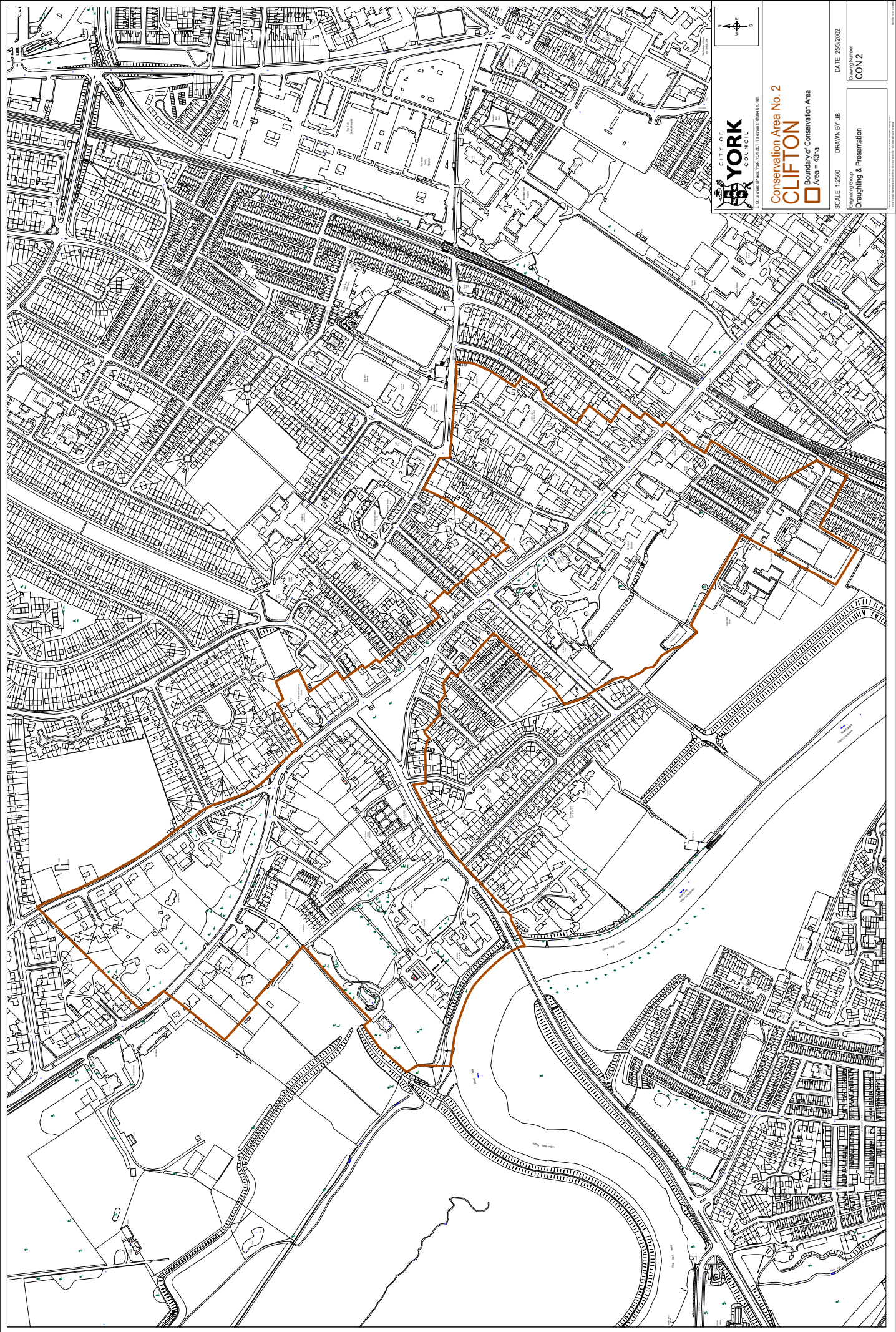
St Peter's School, Clifton is the original medieval school of the Minster, with designs by John Harper (1838), the Atkinsons (1861) and Penty (1927). The Church of St Philip and St James was designed by George Fowler Jones and build in 1866; Clifton Methodist Church was built in 1909 to the design of Edward Taylor. Off Clifton Green is St James' Terrace in grey brick with ornate gables.

#### **Character**

This is characterised by late Georgian town houses and Regency villas fronting onto Clifton, and Victorian and Edwardian terraces and semis in the new suburban residential streets often developed in the garden grounds of frontage properties. On Shipton Road there are important Victorian and Edwardian villas in substantial grounds. The Rawcliffe Lane area is bounded by the model picturesque style dwellings on the Rowntree Estate, built to the designs of Parker and Unwin, (famous for their work at New Earswick and in garden cities). West of Clifton Green the character is of large buildings set in generous gardens. East of Clifton Green the density of buildings is higher but spacious; the character is enhanced by the setback of St Peter's School buildings and surrounding grounds. There are many trees in roadside verges in open spaces and in gardens which create the character of the area. Clifton Green is triangular, surrounded for the most part by early 19<sup>th</sup> century cottages.

The main elements of the character and appearance of the area are:

- (1) Clifton Green, with its rural "village" character, its Church, trees and small scale buildings set in small gardens;
- (2) the large Georgian, Victorian and Edwardian villas in the area, with their gardens and trees;
- (3) the groups of trees in roadside verges, along the York to Scarborough railway line, in other open spaces and private gardens;
- (4) the generous spaces between buildings which typify the area



**CITY OF YORK COUNCIL**  
15 Lawrence Park, York, YO1 2ET, Telephone: 01904 551911

**Conservation Area No. 2**  
**CLIFTON**  
Boundary of Conservation Area  
Area = 49ha

SCALE 1:2500 DRAWN BY JB DATE 25/02/2002  
Engineering Group  
Drawing & Presentation  
Drawing Number  
CON 2



## **ACOMB**

### **Conservation Area No.3 ( 14.5 ha)**

#### **Introduction**

The Acomb Conservation Area designated in 1975, combines the earlier (1968) Front Street and Acomb Green Conservation Areas. Acomb is one of three villages (the others being Middlethorpe and Dringhouses) which were incorporated into the City of York in 1917.

#### **History**

Acomb is of ancient origin, having been a property of the Cathedral Church of St Peter, York (York Minster) before the Norman conquest. It was separated from the City by large open fields, and the open grazing areas of Knavesmire, Hobmoor and Bishopfields. Rapid housing expansion in the post war period has largely obliterated all but a few traces of the former open fields – aerial photos show traces of ridge and furrow near Askham Lane. The Area of Archaeological Importance enclosing the small designated conservation area, reflects the boundaries of individual ‘tofts’ along Front Street. Acomb was a popular village in the 14<sup>th</sup> Century, with over 70 households included in the poll tax returns of 1379.

#### **Important Buildings**

Two 15<sup>th</sup> Century houses in Front Street, may once have been one house, are the oldest buildings in Acomb and the only remaining complete timber frame structures. Acomb Primary School is a more recently Listed Building. It was designed in 1894 by Walter Brierley, who designed a number of other listed schools in York. St Stephen, York Road, by G T Andrews, was built in 1834. Acomb House, Front Street, is mostly mid-Georgian with a two-storied mid-projection: the top storey is later.

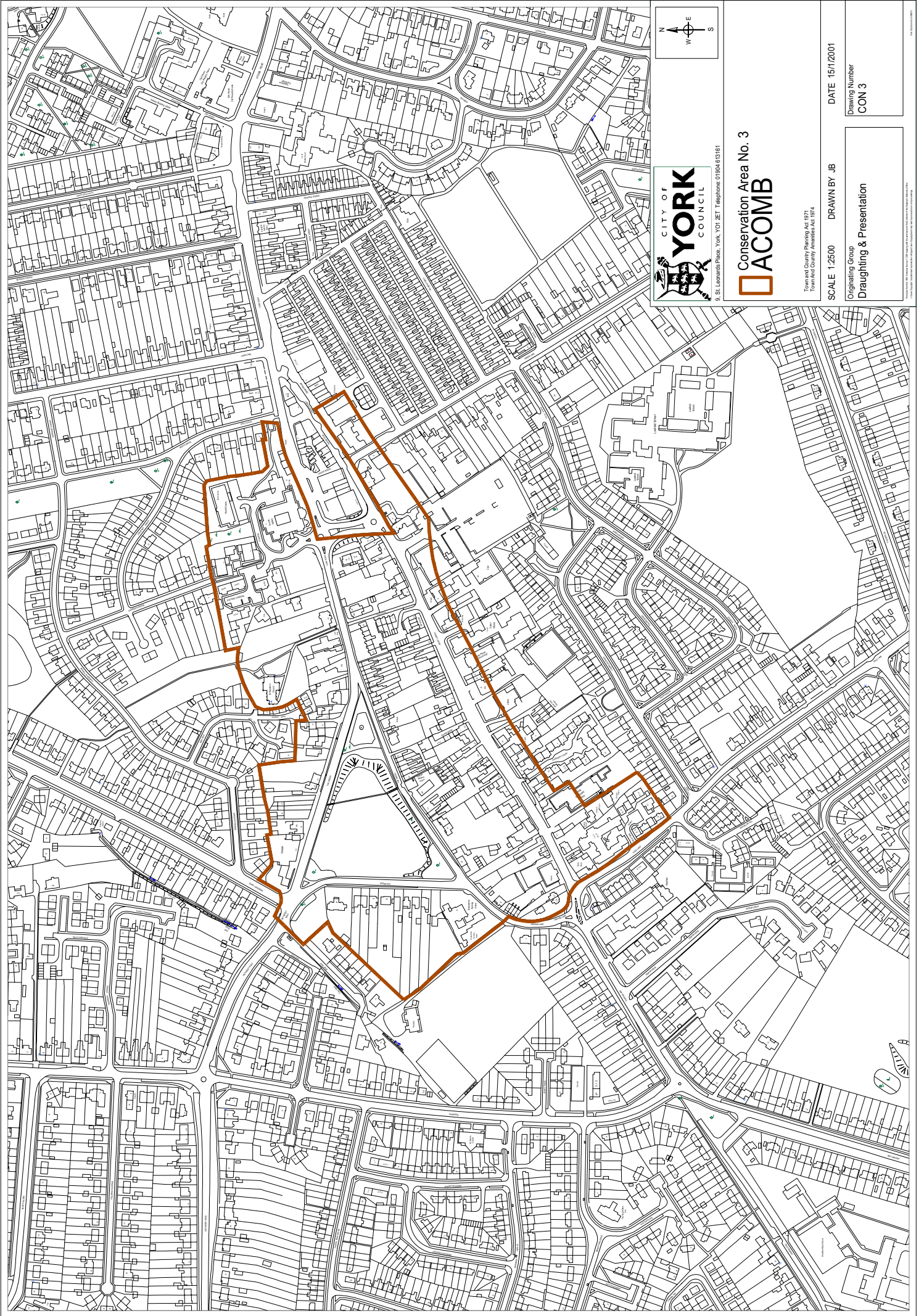
#### **Character**

The Green retains its open village character. Although it is now surrounded on all sides by largely 19<sup>th</sup> Century development, it continues to form an important amenity space in this built up suburban area. It is one of the few areas in York where the changing contour of the ground adds to the interest of the scene with the church dominating the horizon. The scale of development around the green is of two and three storey buildings

Acomb Front Street also retains something of the village main street, despite being bisected by recent road improvement. There are several distinguished 18<sup>th</sup> Century buildings although much of the architecture is domestic in both scale and character. Acomb House, surrounded by a low wall and railings, adds some small scale formality to the townscape.

The main elements of the character and appearance are:

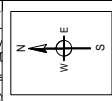
- (1) Acomb Green, with its open village green character
- (2) Acomb Front Street, as the village main street.
- (3) The interest generated by the topography of the area.



9, St. Leonards Place, York, YO1 2ET Telephone: 01904 63161

Conservation Area No. 3  
**ACOMB**

Town and Country Planning Act 1971  
Town and Country Amenities Act 1974



DATE 15/1/2001

Drawing Number  
CON 3

SCALE 1:2500 DRAWN BY JB

Originaling Group  
Draughting & Presentation

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## **ST PAUL'S SQUARE/HOLGATE ROAD**

### **Conservation Area No.4 (6.7ha)**

#### **Introduction**

The conservation area was designated in 1975. St Paul's is York's only formally laid out square, and dates from the 1850's. The development was planned around a private open space in the ownership of the surrounding residents. The garden consists of a large grassed area, surrounded by hedges and mature deciduous trees. The residents have plans to recreate a Victorian garden within the square.

#### **History**

All the properties in this conservation area date from the mid 19<sup>th</sup> Century. They grew up on the road linking York with the hamlet of Holgate, and the village of Acomb. Recent development proposals have been minor apart from an approved scheme to 'fill in' the gap site in the square with two replica terraced houses. A facsimile design was considered appropriate in the context of the 'complete' Victorian character of the square.

#### **Important Buildings**

St Paul's, Holgate Road, was constructed in 1850 to a design by J.B. and W. Atkinson. All the properties in St Paul's Square and many of the villas dating from the mid-nineteenth century in Holgate Road are listed.

#### **Character**

Large terraced houses predominate, most are of three storeys, with tall bay windows on the ground floor. They are formal urban properties, in contrast to the earlier buildings of a rural character found in Acomb and Dringhouses.

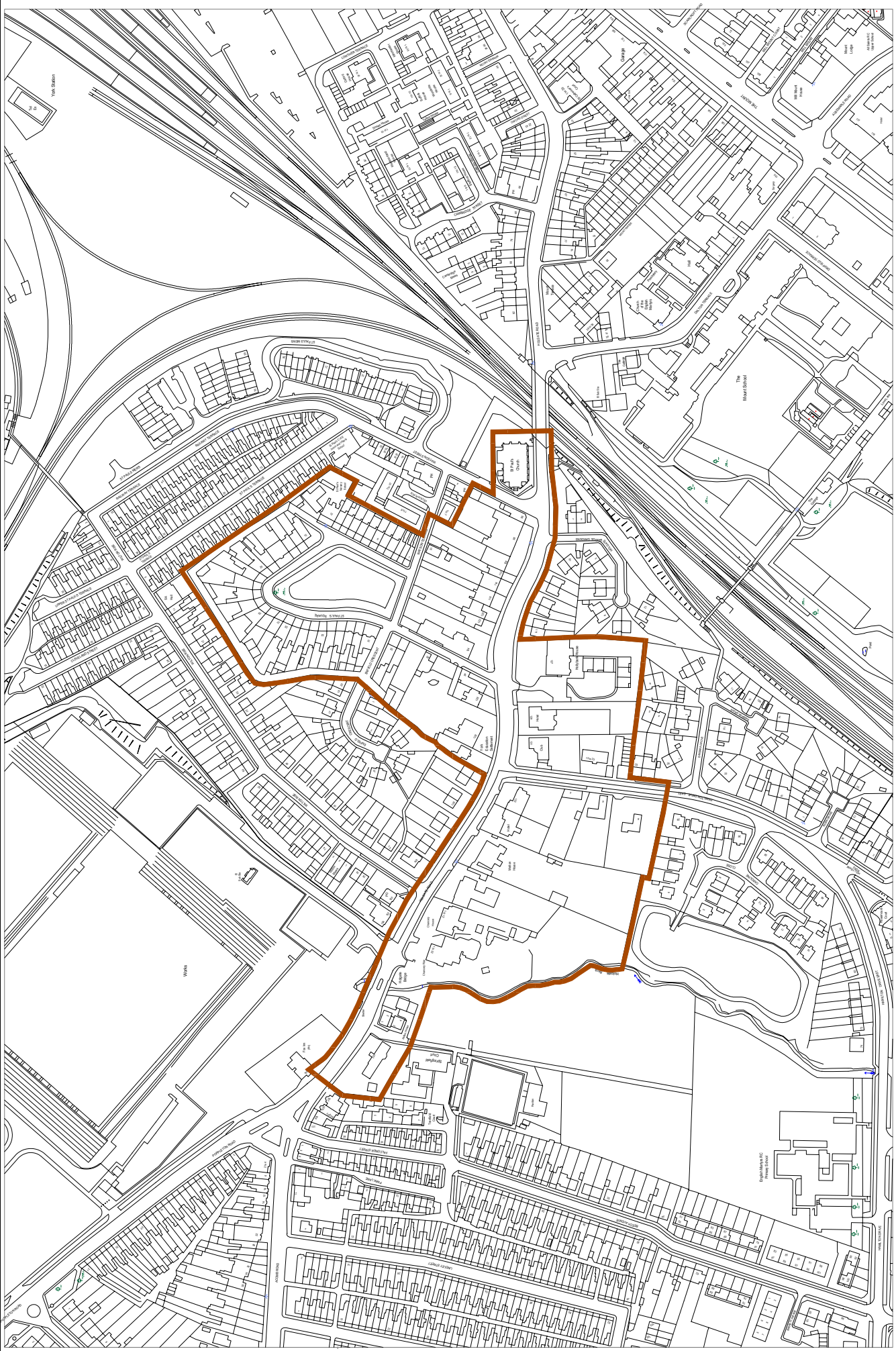
St Paul's Square is in fact more of a horseshoe, with a crescent on two sides, a straight terrace on the third side, and high brick walls completing the strong sense of enclosure. The houses are two and three storey terraces of cream and reddish brown brick, with wooden sash windows and slate roofs. Of equal importance is the open grassed area, surrounded by mature trees and railings

The uses are predominantly residential dwellings with some hotel and other 'institutionalised' residential uses on Holgate Road.

The main elements of the character and appearance of the area are:

- (1) it contains York's only formally laid out square, and dates from the 1850's
- (2) natural materials predominate in the floorscape, and the properties have retained their original cast iron railings;
- (3) the houses are formal urban properties, in contrast to the earlier buildings of a rural character found in Acomb and Dringhouses;
- (4) Holgate Road is a linear Victorian residential development of architectural interest;
- (5) the effect of the long curving hill, which is distinctive in York, on the streetscape of Holgate Road (that is, of unfolding itself slowly to the eye).





**Conservation Area No.4**  
**ST. PAUL'S SQUARE/HOLGATE ROAD**

SCALE 1:2500  
 Drawing No. CON 4  
 Project DRAWN BY: JB

Draughting & Presentation

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 Telephone: 01904 613161

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York City Council 4.00002L

DATE 15/12/2001



## **HEWORTH/HEWORTH GREEN/EAST PARADE/HUNTINGTON ROAD Conservation Area No. 5 (25.0 ha)**

### **Introduction**

Heworth Conservation Area was designated in 1975. Part of Heworth Conservation Area formed the north-east area of the City of York and part was included after the boundary extension of 1884. Although the conservation area has relatively few buildings listed as being of special architectural or historic interest, the streets: Heworth Road, East Parade, Heworth and Heworth Green have a collective small village scale, identity and character typical of piecemeal development. In addition there is a natural village centre formed at the junction of Heworth Road, Melrosegate, East Parade and Heworth which is dominated by the position and size of Holy Trinity Church.

### **History**

The original medieval village form of Heworth has been almost entirely absorbed by suburban development. The distinctive straight alignment of Heworth Green, A64 Scarborough Road, from Monk Bridge to Monk Stray is due to the present road following the line of the Roman Road from York to Malton. There is a significant Roman Cemetery associated with the Roman Road within the Conservation Area.

### **Important Buildings**

Holy Trinity Church, Heworth Road, designed by Jones and built in 1868, is a major Church with fussy detailing. St Mary's Hospital, Huntington Road (on the boundary of the Conservation Area) is by J.B. and W. Atkinson. It was built in 1848 as a large and very plain workhouse.

### **Character**

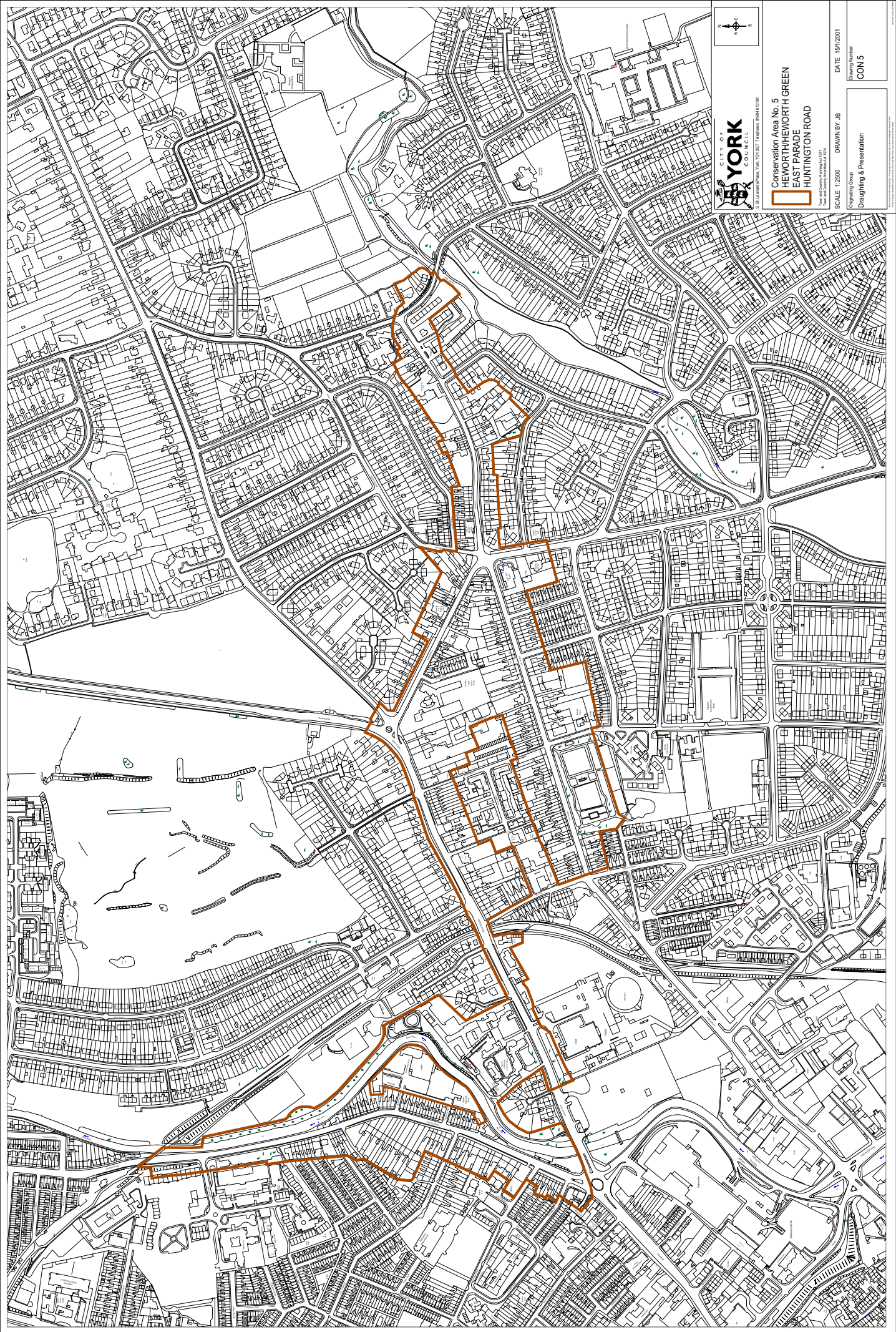
Heworth Green has the most architecturally significant and the largest of the suburban houses and villas in the conservation area. These developed with long tofts (strips of land), stretching back from the street. This characteristic layout is still discernible in places.

At the west end of the conservation area, Huntington Road extends from Monk Bridge alongside and overlooking the Foss. Huntington Road area is characterised by substantial suburban villas, the most important of which is Groves Terrace built in 1824 and designed as a symmetrical architectural composition. Groves Terrace is set back at an angle from Huntington Road with its rear boundary following the Roman Road to the Forest of Galtres, Grove Lane.

The uses are residential with local shopping and services, especially along East Parade and at Heworth Road/Melrosegate junction. Heworth has some hotels and residential institutions making use of larger old properties mixed in with private dwellings.

The main elements of the character and appearance of the area are:

- (1) Heworth Road, East Parade, Heworth and Heworth Green have a collective small village scale;
- (2) Huntington Road area is characterised by substantial suburban villas, the most important of which is Groves Terrace built in 1824;
- (3) Heworth Green has the most architecturally significant and the largest of the suburban houses and villas in the Conservation Area;
- (4) The trees and gardens surrounding the houses on Heworth Green.



Conservation Area No. 5  
HEMORTHHEWORTH GREEN  
EAST PARADE  
HUNTINGTON ROAD

SCALE 1:2500 DRAWN BY JB DATE 15/10/2011  
Engineering Group Drawing & Presentation  
Drawing Number CON 5

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## **NEW WALK/ TERRY AVENUE**

### **Conservation Area No.6 (15.0 ha)**

#### **Introduction**

The northern boundary of New Walk/Terry Avenue Conservation Area follows the line of an 11<sup>th</sup> Century dam across the Foss. The Conservation Area includes the historic planned landscape on the east bank, the river itself and Terry Avenue on the west bank. It is complemented by Rowntree Park, the open country beyond to the west and south and the Site of Special Scientific Interest of Fulford Ings to the south on the east bank. The Conservation Area was designated in 1975.

#### **History**

Originally part of the Minster Way Pilgrims' route, the riverside south of the City Centre beyond the City and Friary walls was developed later as a planned landscaped promenade with trees and shrubs across St George's Field from Tower Place to the confluence of the Ouse and the Foss. The work was commissioned and planted by York Corporation in 1733 and extended a further half mile to Love Lane by the building of a bridge, Blue Bridge in the 1970's. It was extensively planted with trees, particularly elms and limes, and shrubs and gravel paths were laid out. St George's Field lies in the Area of Archaeological Importance. This was originally gifted to York Corporation for use for public events and military (target) practice. The archaeology preserved below the surface includes a Knights Templar Chapel and Mill complex. In addition, the Area of Archaeological Importance includes at the confluence of the Ouse and Foss the location of the Anglian 'Wic', one of only four such sites in the country.

#### **Important Buildings**

The Pikeing Well is a small stone structure over a well head. It was designed by John Carr in 1752. New Walk Terrace, contains two and three storey houses built in the early and middle nineteenth century. Like the Pikeing Well, part of the terrace is listed. The flood barrier at St George's Field prevents flood water from the Ouse from backing up the River Foss to flood the City. The scheme, designed by Cloustone, won two national awards.

#### **Character**

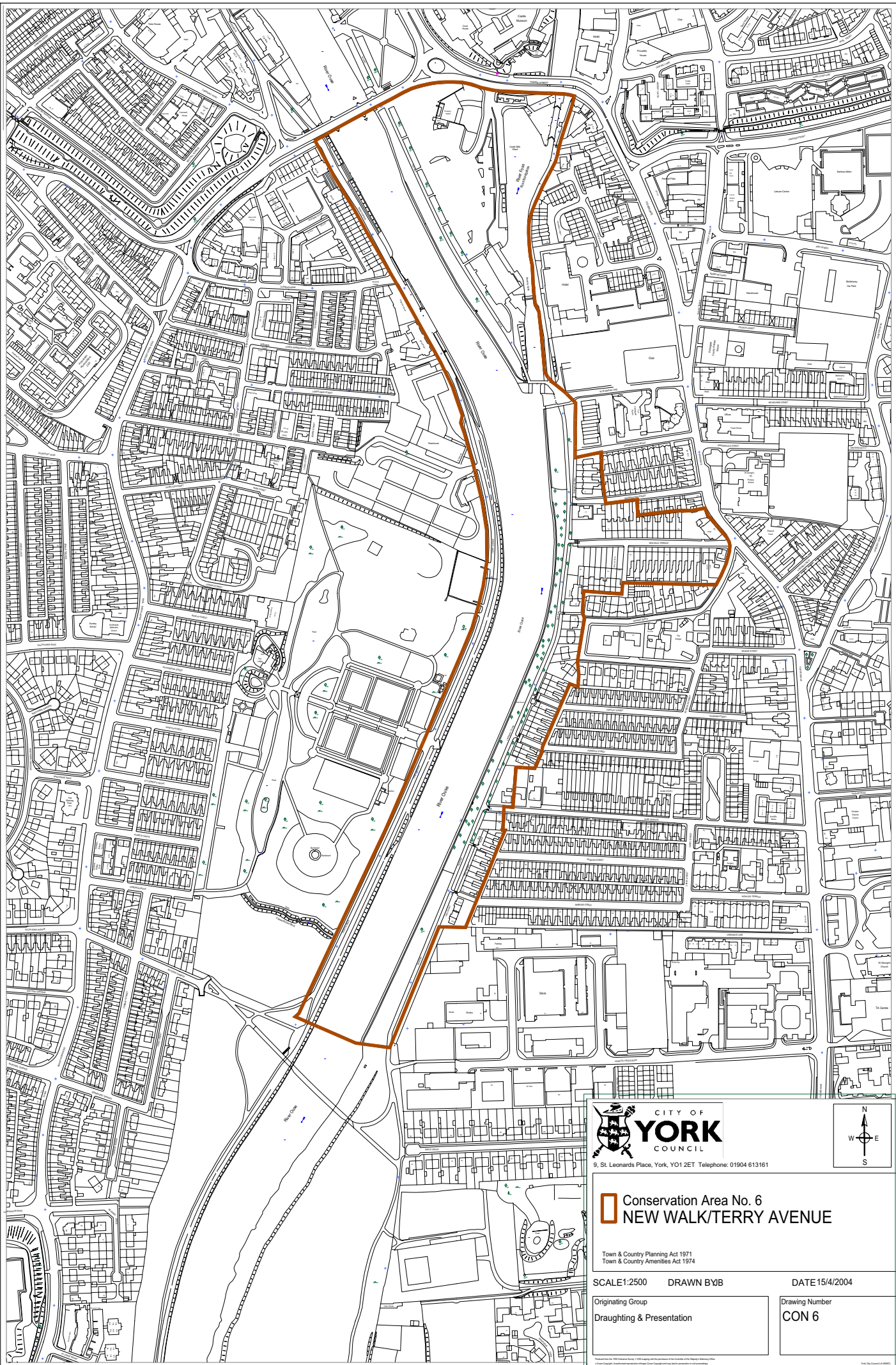
The special character of the conservation area lies in the relationship between the natural form of the river and the planned landscapes which border it on each side. The contained space opens out to the north into the Foss Basin and to the south into Fulford Ings.

The main elements of the character and appearance of the area are:

- (1) the riverside south of the City Centre, beyond the City, which accommodates a public cycleway/walkway with a wealth of mature trees. It is a very popular riverside walk which offers long views both along the River Ouse into the countryside to the south and also towards the City;
- (2) Fulford Ings is a large open expanse of grassland in the river flood plain which again allows long views and is a heavily used area for quiet recreation;
- (3) the area at the confluence of the Ouse and Foss which provides a great deal of interest and activity with the passage of pleasure and working craft into the Foss Basin and beyond, the flood barrier and the lifting Blue Bridge, as well as being popular length of river for fishing. It is this mixture of industrial and leisure uses which makes up the special character of the area;

- (4) the length of New Walk south of Blue Bridge Lane has a high brick retaining wall adjoining the footpath and this provides enclosure to the footpath and this provides enclosure to the footpath on the East side of the river;
- (5) to the west of the river is Terry Avenue which bounds Rowntree park, providing another popular tree-lined recreational route along the river. This does not have housing adjoining and is an informal route, now free of traffic and much used by cyclists, between the City Centre and Terry's factory (and around the racecourse).





CITY OF  
**YORK**  
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 Conservation Area No. 6  
**NEW WALK/TERRY AVENUE**

Town & Country Planning Act 1971  
Town & Country Amenities Act 1974

SCALE 1:2500 DRAWN BY: B

DATE 15/4/2004

Originating Group  
Draughting & Presentation

Drawing Number  
**CON 6**

## **FULFORD ROAD**

### **Conservation Area No.7 (11.7 ha)**

#### **Introduction**

This area was originally part of Gate Fulford. It became part of the City of York after the boundary change of 1884 and was designated as a conservation area in 1975 because of its special historic and townscape value.

#### **History**

The Cavalry Barracks were opened in 1795 to house troops of the militia who had previously been billeted in Inns around the City and the neighbouring countryside, and reliant on a notice in the gazette to assemble for inspection. The need for a barracks area and to have troops on hand and available for muster had been experienced during the American War of Independence. By 1793 Britain was at war with France and undergoing setbacks. Fulford Barracks was one of 101 barracks built between 1793 and 1804 by the Barracks Master General. The Cavalry Barracks block has now been demolished but the Royal Arms modelled in coade stone are retained on site at the entrance to the Headquarters building.

#### **Important buildings**

Those buildings associated with the former cavalry Regiment include the keep to Imphal Barracks, the Lighthorseman Hotel and the Gimcrack Hotel. There is an ancient cross at Fulford related to St Mary's Abbey, dating from 1484.

#### **Character**

In essence it is a linear conservation area focused on Fulford Road, the entrance to the City from the south. It also includes the suburban housing of the late Victorian period on St Oswald's Road and the frontage of the former Cavalry Barracks and the parade ground now part of Imphal Barracks. The main characteristics of the conservation area are the roadside landscaping, trees and the very high walls and railings which line Fulford Road indicative of a few large landholdings. The walls are punctuated by individual mid-Victorian villa housing on plots generally fronting the west side of Fulford Road and the smallscale buildings associated with the military presence of the east side such as guard rooms and the Fulford Arms, formerly the Barracks Inn.

The high walls, gatehouses and keep (built in the late nineteenth century as the armoury) remain, as do the high walls and gates to the site of the former military hospital and ordinance depot and these give this part of Fulford Road Conservation Area its distinct character.

The conservation area now has a mix of shopping, garages, surgeries, a post office and some hotels with residential.

The main elements of the character and appearance of the area are:

- (1) the trees, high walls and railings which line Fulford Road;

- (2) the small scale buildings associated with the military presence of the east side such as guard rooms and the Fulford Arms, formerly the Barracks Inn;
- (3) the high walls , gate houses and keep of the barracks together with walls and gates to the site of the former military hospital and ordinance depot.

## **THE RETREAT / HESLINGTON ROAD**

### **Conservation Area No. 8 (22.0 ha)**

#### **Introduction**

The land area of the Retreat and Heslington Road Conservation Area was originally outside the City of York and part of Fulford. It occupies the highest ground south of the City including Lamel Hill and Garrow Hill and commands views northwards across the City of York and southwards over Walmgate Stray and low Moor to the village of Fulford. It is located within the City of York Green Belt. The Conservation Area was designated in 1975.

#### **History**

Lamel Hill is a large mound raised during the Civil war. It formed part of the Civil War works which encircled York. The area around the mound includes an extensive late Roman or Anglian cemetery, because of this Lamel Hill is a scheduled ancient monument and the area has been designated an Area of Archaeological Importance. In 1793, York Quakers decided to purchase 2 closes of land in Fulford to create a new hospital for the mentally ill. Their aim was to provide humane treatment, in airy surroundings with access to gardens and farm animals.

They followed the advice of the prison reformer John Howard and their architect Bevan in choosing rising ground with a plentiful supply of water. To oversee the details of the building works they engaged the local architect Peter Atkinson. The grounds of the Retreat encompass Lamel Hill and Quaker burial ground.

#### **Important buildings**

The Retreat, established in 1796, and extended in 1799, 1803 and later, is the focal point of the Conservation Area.

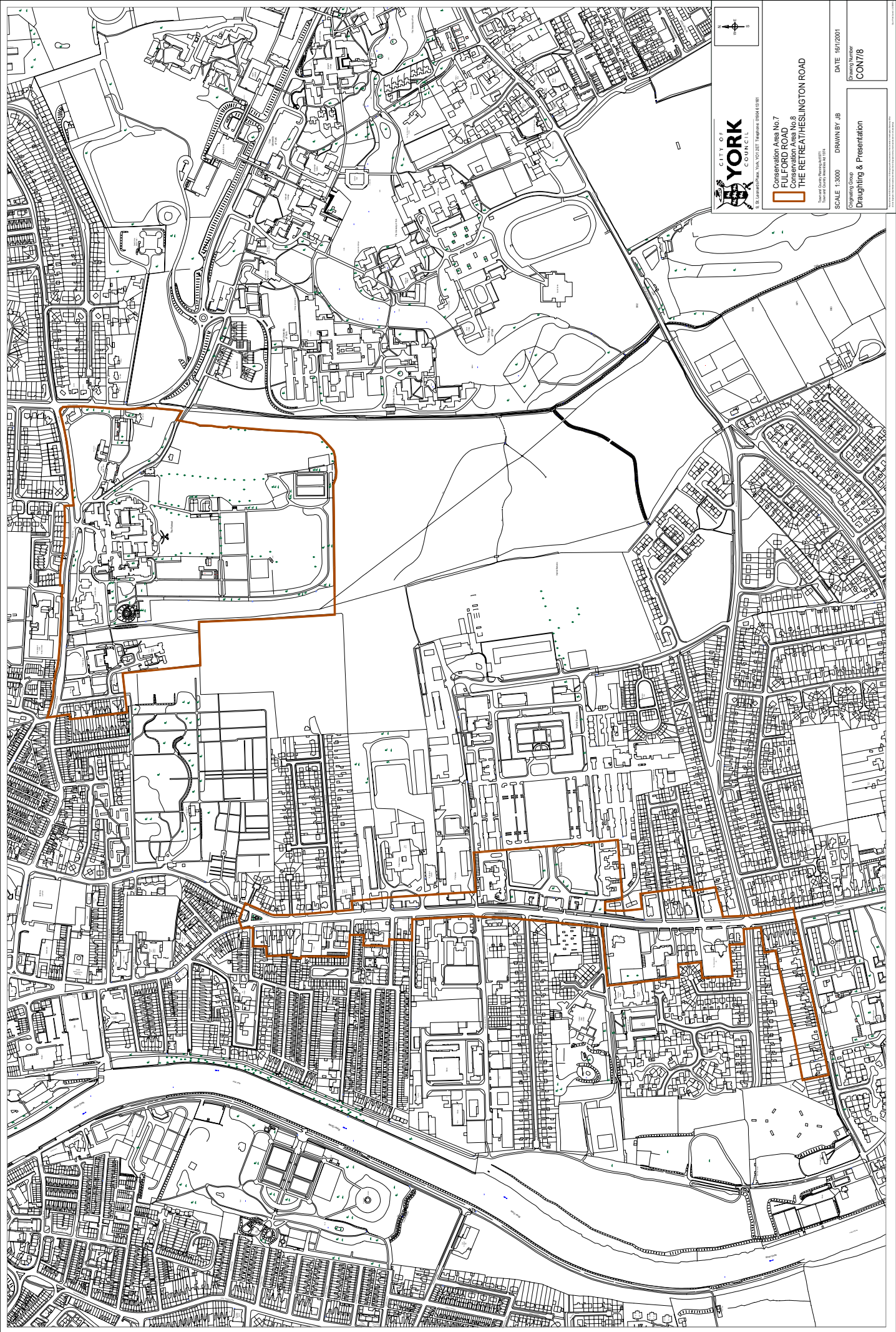
#### **Character**

The major element which gives this Conservation Area its distinct character, is an institutional use- The Retreat- set in parkland surrounded by obscuring walls but with views out. The Retreat grounds were enclosed with high walls to keep the patients safe inside the garden areas. These were laid out with numerous ornamental and shrubs and with hedges in a series of gardens and parkland. In the 1850s further areas were purchased and the hospital extended whilst still retaining its parkland setting. The open character of the Conservation Area extends West to York Cemetery, south to Walmgate Stray and east to the landscaped campus of the University. The Conservation Area also includes, in contrast, the pleasant Victorian suburban houses on Belle Vue Terrace some of which are listed.

The main elements of the character and appearance of the area are:

- (1) The Retreat, set in parkland surrounded by high walls but with views out;
- (2) A series of gardens and adjoining parkland, giving a very open landscape character;
- (3) Pleasant Victorian suburban housing on Belle Vue Terrace which forms an edge to the open space;
- (4) The Conservation Area extends west to York Cemetery, south to Walmgate Stray and east to the landscaped campus of the University. It consists mainly of open greenspace on the edge of the city located within the City of York Green Belt.





Conservation Area No. 7  
RULFORS ROAD  
Conservation Area No. 8  
THE RETREAT/HESLINGTON ROAD

SCALE 1:3000  
DRAWN BY JB  
DATE 16/11/2011  
Drawing Group  
Drafting & Presentation  
Drawing Number  
CON/78

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## **TADCASTER ROAD**

### **Conservation Area No. 9 (32.3 ha)**

#### **Introduction**

The Tadcaster Road Conservation Area follows the main York to London Road from the Mount, past the former gallows (marked by a stone engraved 'Tyburn') through the settlement of Dringhouses. For much of its passage it is lined by mature trees, and there are extensive views across the Knavesmire (part of Micklegate Stray) to the racecourse stands and Terry's factory in conservation area number 10. A number of 'boundstones' (10<sup>th</sup> Century and earlier) mark the ancient boundary of York close to Hobmoor. Dringhouses was in fact outside the City boundary until 1937. The conservation area was designated in 1975.

#### **History**

Tadcaster Road sits astride a morainic ridge which runs across the Vale of York. This geology led to the formation of a route which linked the pre-Roman communities of the Wolds and the Pennine foothills. The present road diverges from the line of the Roman road to the south of Dringhouses, and then runs roughly parallel to it. There are Roman burials nearby, indicating the presence of a possible Roman villa.

The Medieval Manor of Dringhouses was in the ownership of the Archbishop of York. A surviving manor map 1629 (the earliest large scale map of any part of York or its surroundings) shows individual farms or tofts, and the three surrounding open fields. Until enclosure in 1835 the fields were cultivated in strips, in conjunction with common grazing on the Knavesmire. Broad ridge and furrow strips are still visible to the east of Tadcaster Road, and in Dringhouses. Even though much of the area that was formerly open fields has now been developed, some hedges and roads preserve the line of the original furlongs. Some remnants of the agricultural nature of the settlement remain in the pinfold to the south of Dringhouses and the herdsman's cottage near the entrance to the Knavesmire. Two Listed Buildings were farmhouses formerly, and a barn is attached to the cottages at 33-35 Tadcaster Road.

Until 1850 Tadcaster Road was the only built up street in Dringhouses, a long street settlement which stretched out over a mile. The earliest surviving buildings date from the 17<sup>th</sup> Century - a number of cottages and the former Manor Farm (now divided into 2 houses). The Cross Keys Inn, although of early 18<sup>th</sup> Century date, replaced an Inn that was in existence in 1250. During the 19<sup>th</sup> Century there was gradual encroachment of development from the City of York. By 1833 four large villas had been built (now 300 -306 Tadcaster Road). In the 1840's the terrace of townhouses on Mount Vale was completed. Further infilling has taken place right through to the present, a mixture of suburban villas and semi-detached houses. Two outstanding properties, both listed, were designed by Walter Brierley, one for Noel Terry (of Terry's Chocolates), the other for the architect himself. Both additionally retain gardens laid out by notable garden designers of the day.

#### **Important buildings/gardens**

St. Edward, Tadcaster Road, was designed by Vickers and Hugill in 1847, in the Decorated style. Bishopbarns, by Walter Brierley, was built in 1905 with a garden by Gertrude Jeckyll. Goddards is a large picturesque brick house designed by Brierley in 1926 and built in the Tudor Style; the garden here was by George Dillistone. There are a number of large Victorian villas on Tadcaster Road and Edwardian houses on St George's Place.

#### **Character**

Today there are still indications of the formerly separate identity of Dringhouses. There are glimpses of the original village and the church, village school (now

Dringhouses library) and inns cluster around the crossroads. The mature trees which line the road and exist in many gardens are a distinctive part of this area and the core characteristic is that of a typical village street.

Whilst the Knavesmire provides significant separation from the expanded City, the Herdsman's Cottage at Mount Vale marks the entrance to the Knavesmire, with the entrance to the stray defined by kissing gates and farm gates set into the white metal fence.

The main elements of the character and appearance of the area are:

- (1) the linear form of the original village with buildings lining the long village street;
- (2) the mature trees at the roadside and in private gardens;
- (3) long views out across the Knavesmire and towards Terry's factory;
- (4) the large villas in their own grounds along Tadcaster Road.

## **THE RACECOURSE AND TERRY'S FACTORY**

### **Conservation Area No 10 (18.2 ha)**

#### **Introduction**

This conservation area was designated in 1975, It included the racecourse buildings and Terry's chocolate factory which are sited on the Knavesmire, the northern part of Micklegate Stray. The majority of the conservation area lies within the City of York Green Belt.

#### **History**

The first race was held in 1731, but it was not until 1752 that the City approved the lease of land for a permanent stand.

Although all that remains of that first stand is the lower storey, recreated in the paddock earlier this century, it has a special historic significance. In a limited architectural competition the design of John Carr, then mostly known as a good stone mason, was chosen over that of other popular architects of the day (including James Paine). It was this commission that launched him upon his fashionable career as one of the most successful provincial architects of the 18<sup>th</sup> Century, bringing him to the notice of the nobility and gentry, many of whom became his patrons. The elegant County Stand of 1834 is overshadowed by the redbrick tower of Terry's Factory, built on higher ground adjacent to Bishopthorpe Road.

In 1926 Joseph Terry and Sons relocated their long established confectionary business from the City Centre to a greenfield site. The building was designed by J.G.Davis and L.E.Wade.

#### **Important Buildings**

The lower part of John Carr's grandstand, now incorporated into the Guinness Bar, and the County Stand at the racecourse are Listed Buildings, new grandstands have been built since the 1960's.

Terry's Bishopthorpe Road works is a large neo-Georgian industrial building with a clock tower disguising the chimney. It is built in brick and buff coloured stone

#### **Character**

The landscape is open with good long views both into and out of this conservation area. Looking from Tadcaster Road, the buildings cluster in one corner of the Knavesmire, which has the appearance of a large urban parkland. Terry's Clock Tower and adjacent factory buildings, located as they are in the Green belt, are a significant landmark when approaching the City from the south. From the racecourse and Terry's there are views towards the large number of mature trees lining Tadcaster and Knavesmire Roads, and within the gardens which back onto the Stray.

These buildings, defined as the Conservation Area, are of special importance because of their parkland setting (that is the racecourse and the stray) within the City of York Green Belt.

The main elements of the character and appearance of the area are:

- (1) A cluster of buildings set in open landscape;
- (2) The buildings of both Terry's Factory, especially the clock tower/chimney, and the racecourse grandstands rising out of their parkland setting in the York Green Belt;
- (3) The open views across the Knavesmire from Terry's Factory and the racecourse towards Tadcaster Road with its mature trees and the gardens backing onto the Stray.





15, Lion Works, York, YO1 2ET, Telephone: 01904 634361

- Conservation Area No. 9
- TADCASTER ROAD
- Conservation Area No. 10
- THE RACECOURSE/TERRY'S FACTORY

SCALE 1:3000 DRAWN BY JB DATE 16/01/2001  
Engineering Group Planning Number  
Drawing & Presentation CON9/10

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## **MIDDLETHORPE**

### **Conservation Area No. 11 (15.0 ha)**

#### **Introduction**

Middlethorpe was incorporated into the City in 1937, together with Dringhouses and Acomb. This small conservation Area (designated in 1795) is based around the hamlet of Middlethorpe, a medieval township which stretched from the River Ouse to Dringhouses in the west. It formed a subordinate part of the Manor of Dringhouses, then in ownership of Byland Abbey.

In addition it is designated as an area of special architectural and historic interest and as an Area of Archaeological Importance- on the basis of its importance as a medieval manor in the vicinity of York. The conservation area is located within the City of York Council Green Belt.

#### **History**

Two large Listed Buildings lie one at each end of the lane along which Middlethorpe has developed, Middlethorpe Hall (Grade II\* built in 1699 and Middlethorpe Manor (built in 1700). The contrast between these two larger houses and the rest of the hamlet is marked. The remainder of the buildings are largely nineteenth century estate type cottages- plain brick with slate roofs, spread out along the lane. These, the larger Victorian house and the stud farm, contribute to the character of Middlethorpe as an estate village

Detached from the hamlet is the crematorium included in the conservation area for its extensive tree planting, and acting as a link to the Bishopthorpe Conservation Area.

#### **Important Buildings**

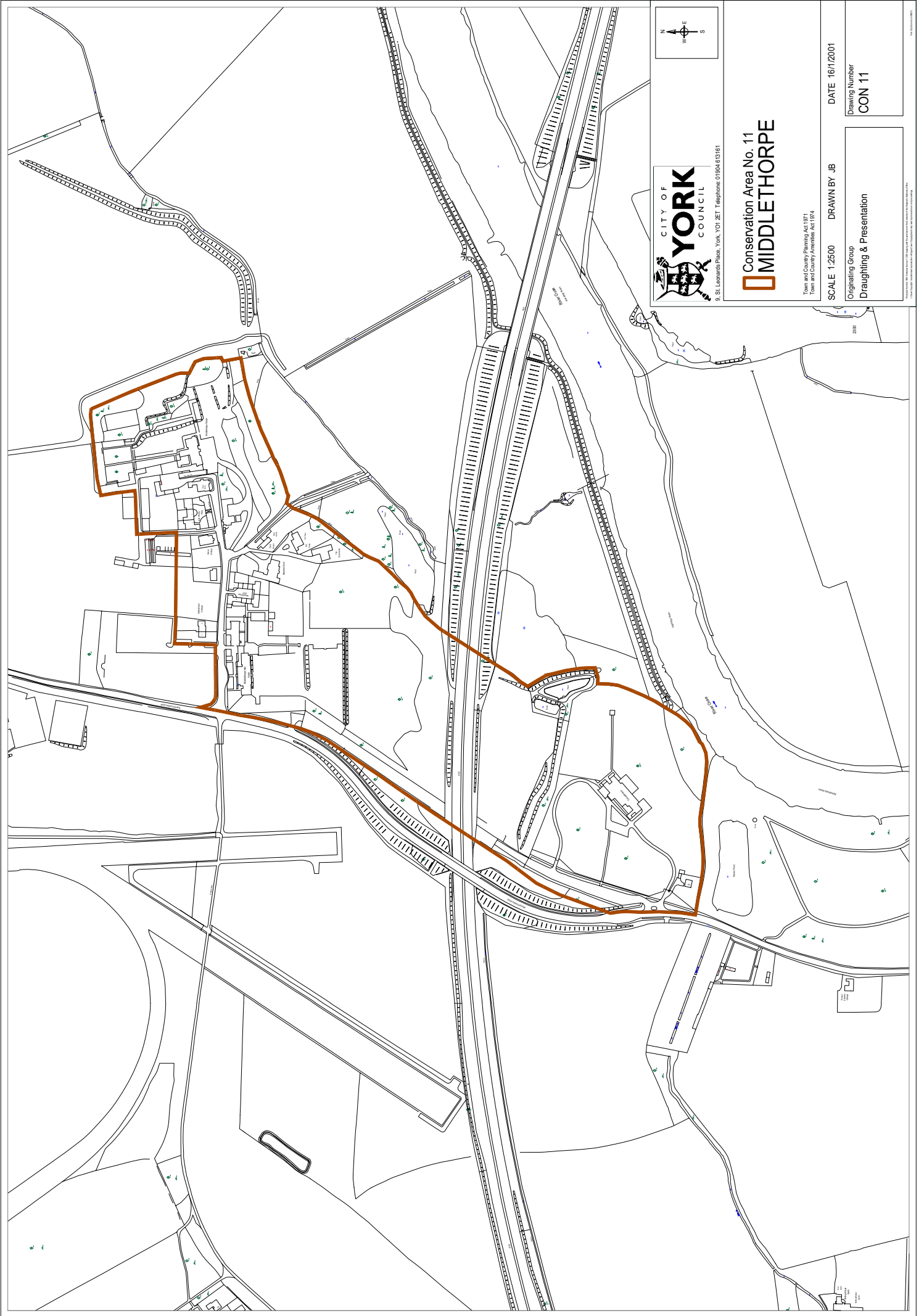
Middlethorpe Hall is the focus of the conservation Area. It is the nearest Georgian country house to the City, and has the earliest examples of vertical sliding sash windows in York.

#### **Character**

The area is relatively low lying, surrounded by fields- the old water meadows or 'ings' separate it from the River \Ouse. The two large houses which dominate the settlement dwarf the scale of the remaining buildings and add to the feeling of an 'estate village'. The mature trees and high walls contribute to a feeling of enclosure along part of the lane- hiding views into and out of the lane. The continuity in use of materials- brick for buildings, outbuildings and walls, slate for roofs (Westmoreland slate on the splendid Middlethorpe Hall), iron gates and rails, contribute to give some feeling of cohesion to a diverse group of buildings, man ancillary to the county house.

The main elements of the character and appearance of the area are:

- (1) Middlethorpe, which retains a separate rural character, completely outside that of urban and suburban York, and lies within the City of York Green Belt;
- (2) The feeling of an 'estate village' created by the juxtaposition of the two large buildings and the surrounding smaller ones, with their consistent use of materials;
- (3) The relationship of the settlement with the open countryside around which contributes towards the setting of the conservation area.



9, St. Leonards Place, York, YO1 2ET Telephone: 01904 63161



**Conservation Area No. 11**  
**MIDDLETHORPE**

Town and Country Planning Act 1971,  
Town and Country Amenity Act 1974

SCALE 1:2500 DRAWN BY JB

DATE 16/1/2001

Originaling Group  
Draughting & Presentation

Drawing Number  
CON 11



## **BISHOPTHORPE**

### **Conservation Area No. 12 (43.3 ha)**

#### **Introduction**

Bishopthorpe Conservation Area was designated in 1989. It is quite extensive, encompassing Main Street, the Archbishop's Palace and grounds, and open areas that are important to the village setting.

#### **History**

Previously called St Andrewthorpe is known as the home of the Archbishop of York. This association began in the 13<sup>th</sup> Century when Archbishop Grey bought a Manor House and gave it to the Dean and Chapter of York. For centuries Bishopthorpe was really a hamlet centred around the palace. By 1800 its population was 218, and still only 439 at the turn of the 20<sup>th</sup> Century. Major expansion began in the 1930's, accelerating to treble the population in the last 30-40 years, to about 3250 people today.

#### **Important Buildings**

From 13<sup>th</sup> Century origins the Archbishop's Palace has evolved, with a re-modelling of 1763-9 by Thomas Atkinson, Magnesian limestone, and pinkish red and brown brick are the main materials. The Gatehouse, former stables, Brewster's Cottage and Brewhouse are of the same period. All are listed buildings, as is the folly in the Palace Grounds.

The ruins of the former St Andrew's Church date from 1768, on the site of a 13<sup>th</sup> Century Church. The present Parish Church of St Andrews (1898-1902) is by C Hodgson Fowler. The new Church Hall is a pleasing modern addition to the churchyard enclave. Listed buildings form most of the southern side of Chantry Lane: Chestnut Cottage (possibly a former inn), The Cottage, the White House and the Chantry. Other listed buildings are: Priory Corner (formerly The Home Farm) and the Ebor Inn (both mid-18<sup>th</sup> Century); and Bishopthorpe Garth (1908) and its accompanying cottage and mews by Walter Brierley.

#### **Character**

**The Palace Gardens, Fields and The Garth** retain an open landscape setting to the north of Bishopthorpe. Within this are two enclaves of valuable buildings: St Andrew's Church and Bishopthorpe Garth. Trees, especially along the northern fringes, screen the York by-pass. The walls of the Palace Gardens define the northern edge of Bishopthorpe with an intriguing air of privacy.

**Archbishop's Palace and Grounds and Chantry Lane:** the wedge of dense woodland in the Palace grounds is a strong landscape feature, important to the character of Bishopthorpe Road and the Riverside, each in their own way. These woods and the glade of trees along Chantry Lane protect and maintain a discreet, rural setting for the Palace and its attendant buildings. This is complemented by the dignity of the Group of Georgian houses forming the south side of Chantry Lane, with their subtle textures of brick, stone and colourwash, leading to the ruins of the former St Andrew's Church. Chantry Lane is evocative; a tranquil place to reflect upon Bishopthorpe past and present, just beyond the bustle and more secular attractions of Main Street.

**Cricket Ground and Ferry Lane:** the ferry across the River Ouse ceased in the 1930's. Ferry Lane, with its cottage, and the adjoining Cricket Ground are still disarmingly rural in character. The riverside has a strong woodland setting along its banks.



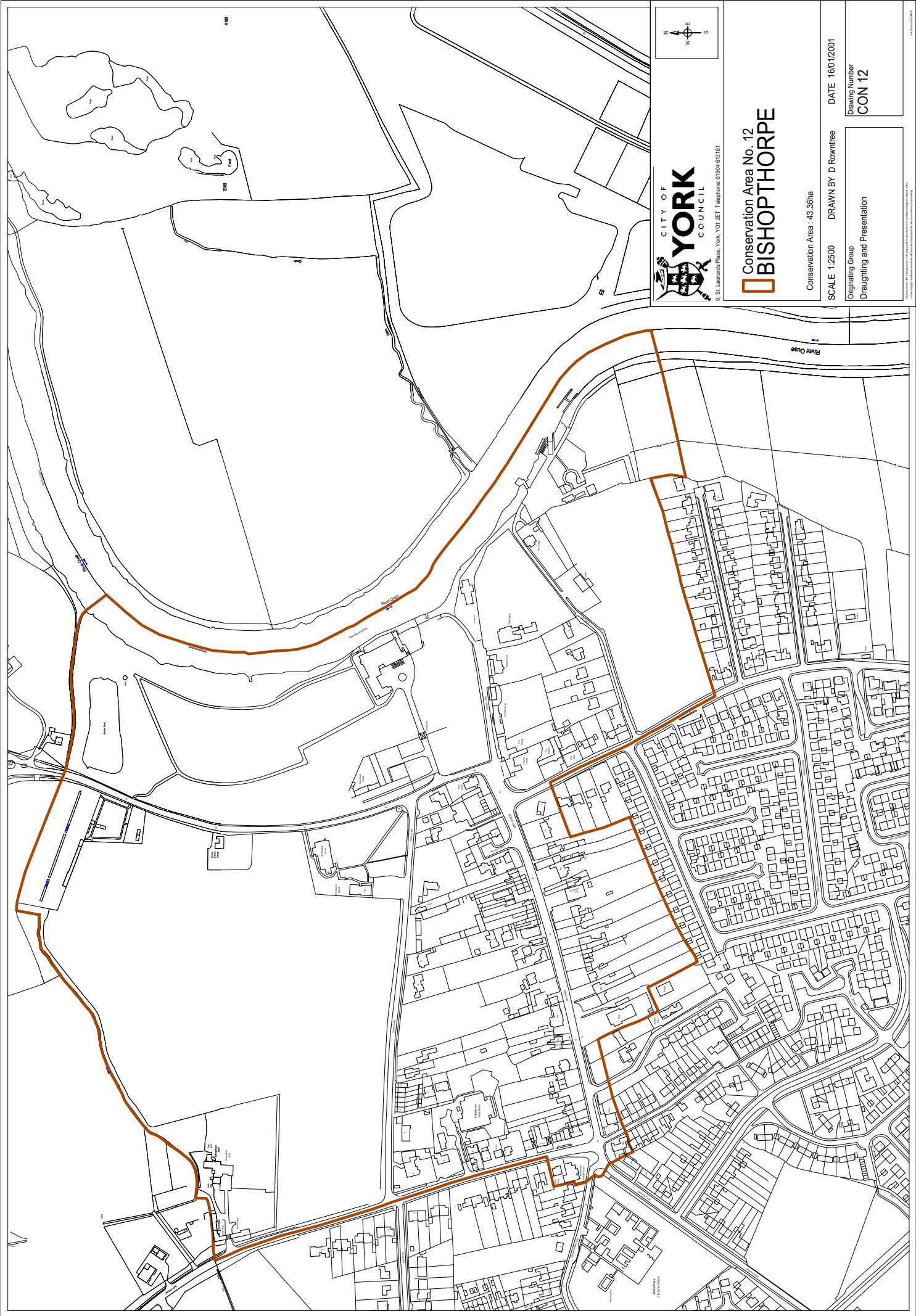
**Main Street** bustles, with its shops, pubs and social facilities. There has been some unsympathetic infill development and alterations, notably the loss of traditional sash windows. However, Main Street's historic form and character survives, based upon a typical medieval layout. Long narrow walled plots extend back from the street frontage, to North Lane (formerly "Black Lane") and the open fields beyond. On the south side, this open setting has been lost with "suburban" development. Outbuildings or additions to the frontage properties which extend down the plots are a traditional element of the village form. The street, with buildings set back especially along the south side, retains a rural character overall.

Remaining front boundary walls, railings, hedges and gardens are important elements of that character. Where "opening out" occurs the visual continuity and domestic scale of the street frontage is lost. There are trees at intervals along the street, and the group at Chantry Lane is an enclosing feature at its east end. The poplar trees near the Social Club were planted by Archbishop Harcourt in 1829.

Detailing of the cottages is typically simple and vernacular, with the more exuberant yet authentic expressions of particular architectural periods seen in some individual buildings.

The main elements of the character and appearance of the area are:-

- (1) The Archbishop's Palace, its attendant buildings and Chantry Lane, in a wooded rural and riverside setting, creating an enclave of outstanding historic and cultural quality.
- (2) The open landscape maintained between Bishopthorpe and the suburbs of York.
- (3) The physical and social element of village life of the Cricket Ground and its wooded riverside margins, and the historical associations of Ferry Lane.
- (4) The survival in Main Street of many of the characteristics of a traditional rural village street.
- (5) The importance of tree groups as individual features and in enclosing views around the village.
- (6) The way in which these diverse elements combine to give Bishopthorpe its overall identity - the richness and variety of character that makes the one place.



**Conservation Area No. 12**  
**BISHOPTHORPE**

Conservation Area - 43.36ha

SCALE 1:2500 DRAWN BY D Rowntree

DATE 16/01/2001

Originaling Group  
Draughting and Presentation

Drawing Number  
**CON 12**

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## **COPMANTHORPE**

### **Conservation Area No.13 (5.5ha)**

#### **Introduction**

Copmanthorpe Conservation Area was designated in its present form in 1978. It is a compact area encompassing Main Street, St Giles' Church and Low Green which form the historic core of the village.

#### **History**

"Copmanthorp", the name at the time of Domesday (1086), indicates Danish origins. By 1118 it is recorded that a preceptory was found by the Knights' Templars upon the land given by the Malbis family. Although an agricultural settlement, quite a wide range of trades were also carried out in the village in the fourteenth century. Medieval field names have survived: York Field, Temple Field and West Field. In 1672 the Manor was sold to the Wood family, beginning their long association with the village. By 1801 the population was 184 and even in the 1920's remained under 400. It has increased markedly since the 1970's reaching about 3,500 in 1981, with the influx of commuter housing; such that today the village core is completely surrounded by development.

#### **Important Buildings**

The Church of St Giles (Listed Grade II) dates from the twelfth century subsequently much altered, with a chancel of 1889 and twentieth century additions. The porch contains a twelfth century doorway. Main Street contains four listed houses, including Manor Farm, seventeenth century. Other notable individual buildings are Croft Farm, overlooking Low Green, the former school (1869) now the Doctors' Surgery and Beechwood set in a large treed garden near the corner with Station Road; part of this house previously served as the Surgery.

#### **Character**

The linear street pattern created by Main Street, Church Lane and Low Green is important; a series of gentle curves and the more pronounced bend of Church Street leading naturally from one area to another, complemented by the interesting rises and falls of level.

St Giles' Church occupies a pivotal position in the village. Its simple beauty and ancient origins, and small churchyard, have the feeling of an altogether more rural settlement. Together with the small cottages and outbuildings that are haphazardly arranged around Church Street, this is still a charming corner of the village, despite the ordinariness of the nearby shopping parade and its open forecourt.

Characteristically Main Street is lined by mostly 2-storey detached houses and cottages, rather than groups of terraces. They are sited close together in the traditionally narrow fronted plots of land. Some have been infilled by later Victorian detached or semi-detached houses, which maintain the rhythm of the street. Only where more recent suburban housing breaks through onto the street is this interrupted. The street is quite narrow, houses traditionally being close to the frontage with small front gardens and front walls or hedges that maintain the setting and sense of scale of the houses. The junction with Station Road is formed by two substantial detached houses set in spacious grounds, the cohesion of the streetscape being maintained by their boundary walls and hedges, and by mature garden trees. There are significant tree groups at intervals along the street. Once behind the street frontage, the medieval pattern of plot boundaries has been largely erased by recent housing development, "Back Lane" being only a remnant.

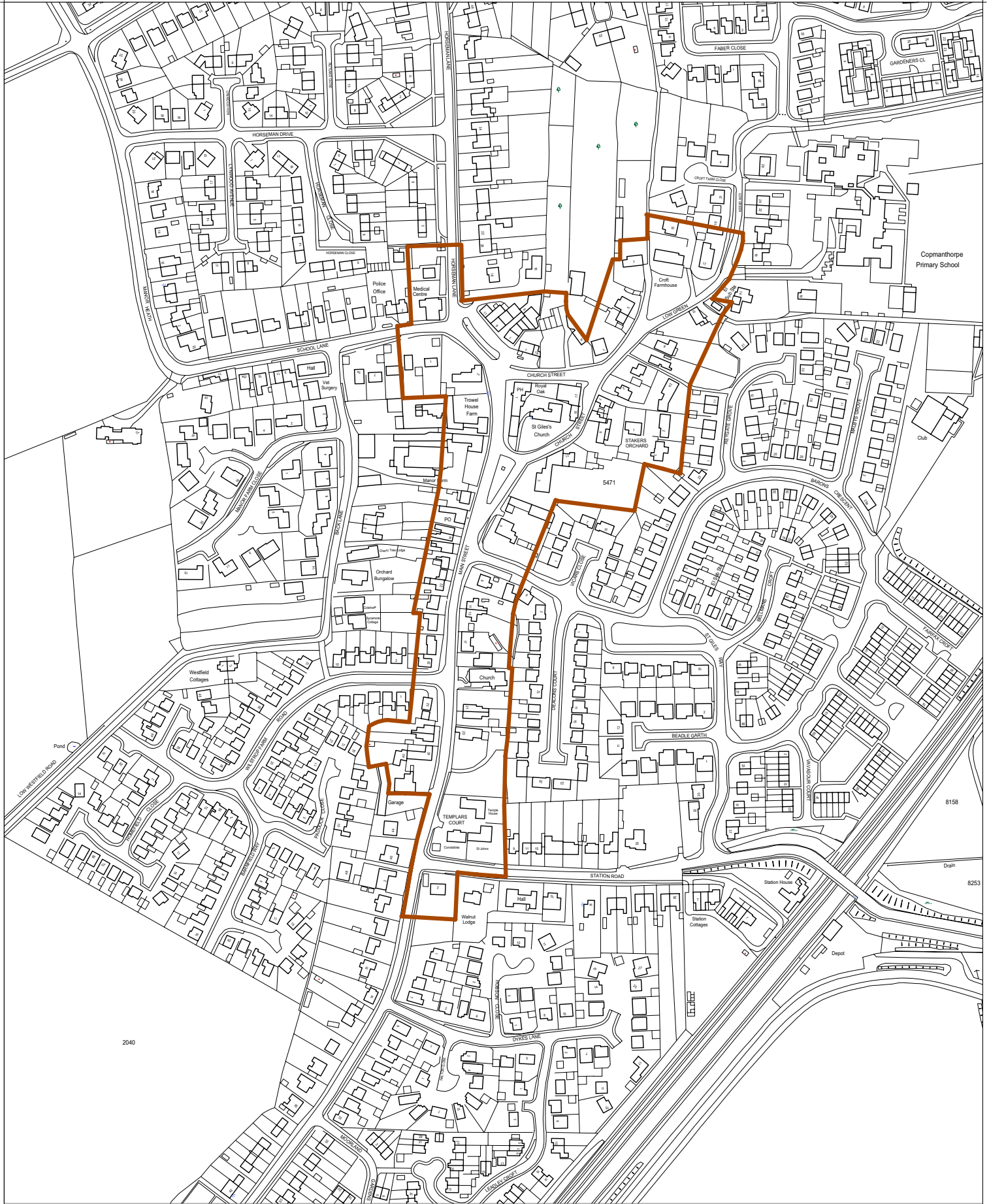
Low Green is a quiet enclave just away from the activity of the shops and pub on Church Street. It is overlooked by Croft Farm and other buildings set in their own


gardens, and with an attractive backcloth of trees. There are some interesting examples of twentieth century suburban house design on the east side.

The main elements of the character and appearance of the area are:-

- (1) The contrast of narrow winding streets and enclaves of space, resulting in an attractive sequence of views, with each part of the Conservation Area unfolding gradually.
- (2) The ways in which pockets of distinct charm and rural character survive, despite the village's changed role; around St Giles' Church, Low Green the cohesive vernacular qualities of the group of detached cottages and houses notably on the west side of Main Street .
- (3) The contribution made by larger properties set in their well-treed gardens.





 Boundary of Conservation Area  
Area = 5.67Ha



9, St Leonards Place, York, YO1 2ET  
Telephone: 01904 613161

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YORK  
COUNCIL**

 Conservation Area No. 13  
**COPMANTHORPE**

SCALE 1:2500

Original Group  
Draughting & Presentation

DRAWN BY JB

Project

DATE 16/1/2001

Drawing No.  
CON 13



## **ASKHAM BRYAN**

### **Conservation Area No. 14 (22.3 ha)**

#### **Introduction**

Askham Bryan Conservation Area was designated in 1980. It includes the whole of the Main Street and the village's outer edges, including small areas of recent housing. On 20 January 2005 the Conservation Area was extended to include: St Nicholas' Croft and adjoining properties on Main Street; paddocks and gardens to either side of Northfield Lane; the property called Church Hill Farm. At the same time, a small area to the rear of St Nicholas' Churchyard was deleted from the Conservation Area.

#### **History**

The village was recorded in the Domesday Survey (1086). Its name is thought to originate from "Ascam" or "Ascha", possibly meaning the "enclosure of the ash-tree"; and after Brian Fitzalan to whom the manor passed in the 12c. By 1600 the village was thriving with 12 farms on Main Street and several trades of tailors, shoemakers, millers, blacksmiths, bricklayers, three publicans and wine merchants. From the 18c the Fawcett family were to play a prominent part in village life. In 1800 Main Street was known as "Town Street" as in many villages of that period, and no doubt reflected in the surviving name of Town Farm at the west end of the village. Though sited some way from the village, the development of Askham Bryan College of Agriculture became an important influence upon present day village life.

#### **Important Buildings**

The Church of St Nicholas is late 12c with subsequent alterations, built in magnesian limestone ashlar and sandstone rubble with plain tile roof. The Church has a continuous nave and chancel and is a Grade I listed building. The "Doctor's House" on Main Street is an early-mid 18c listed house. Other notable buildings in the social history of the village are the former Methodist Church (1893), now the village hall, and the little chapel (1836) at the corner of Chapel Lane, now a house.

#### **Character**

The rural setting of Askham Bryan largely survives, with open countryside coming up to the informal, irregularly-shaped outer edges of the village that evolved naturally from the traditional pattern of plot boundaries. Several narrow lanes follow the length of the rectangular fields to enter Main Street at right angles. The winding Main Street of this linear village is a strongly unifying element, threading together sections of different character, some of which have changed gradually during 20c.

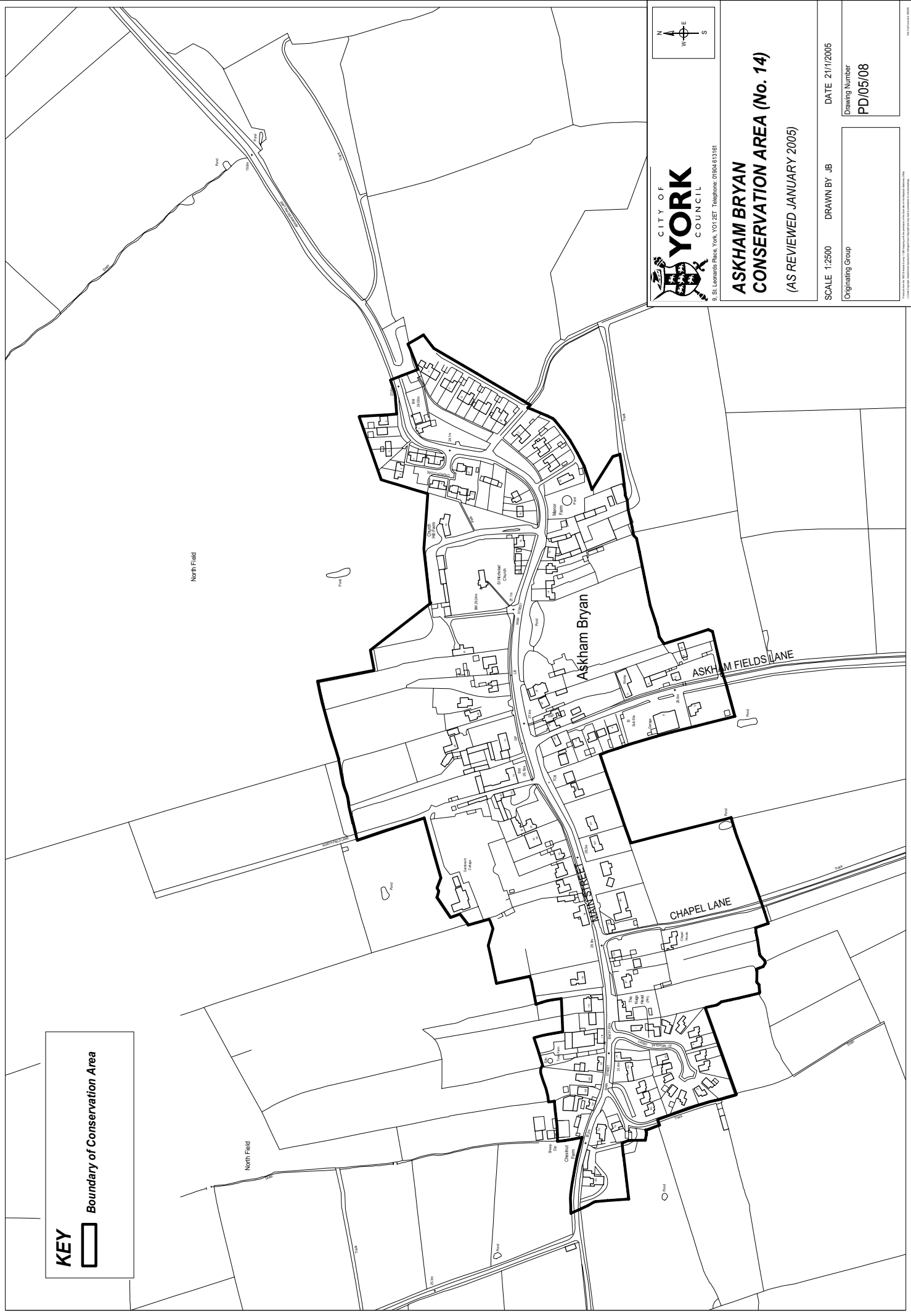
At the turn of the century the village consisted more of clusters of buildings, separated every so often by open fields and the extensive grounds of Askham Bryan Hall. The rather suburban character of much of the recent infill development between Chapel Lane and Askham Fields Lane is contained by the curving line of the street and the well-landscaped character of its frontage; houses being set-back amongst trees, with front boundary walls, hedges and fences, and grassed verges, maintaining a sense of continuity and pleasant appearance.

Towards its western end Main Street rises in quite a pronounced way, emphasising the contrast of this more historic part of the village from the infill development "below". The curve of the street continues; several vernacular buildings, including the Nags Head public house, gather effectively to form its frontage, with a more intimate village feeling, in turn opening into a pleasant little space opposite Chestnut Farm. The traditional mixture of detached houses and smaller cottages and outbuildings remains, though some of the latter have been replaced by recent larger individual houses and the introduction of a suburban style of cul-de-sac.

East of Askham Fields Lane, the village character becomes more open and rural, from an informal composition of attractive and historic elements: the pleasant group of 18c and 19c buildings near the junction with Askham Fields Lane, set in long narrow-fronted plots; the simple beauty of St Nicholas Church sited poignantly on a slight rise; the group of farm buildings at Manor Farm; and the village pond fringed by fine mature trees and notably, an open field background allowing the landscape to remain at this point as part of the village character, with idyllic overtones. In contrast, the eastern end of Main Street is formed by recent housing development, before the tight curve of the street suddenly unfolds at the very edge of the village to give an unchanging view over pleasant rolling countryside.

The main elements of the character and appearance of the area are:-

- (1) The survival of the overall village form of Askham Bryan and of its relationship with the surrounding countryside.
- (2) The linear qualities of Main Street, maintaining a cohesive character through the various parts of the village.
- (3) The remaining groups of historic and vernacular buildings, and the simple beauty of St Nicholas' Church.
- (4) The landscape elements; the many fine mature trees, grassed verges, the village pond and its open field setting.

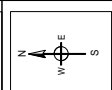


**KEY**  
 [Thick black line symbol] **Boundary of Conservation Area**



9, St. Leonards Place, York, YO1 2ET Telephone: 01904 613161

**ASKHAM BRYAN  
 CONSERVATION AREA (No. 14)**  
 (AS REVIEWED JANUARY 2005)



SCALE 1:2500      DRAWN BY JB      DATE 21/1/2005  
 Drawing Number  
 PD/05/08  
 Originating Group

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## **ASKHAM RICHARD**

### **Conservation Area No.15 (14.5 ha)**

#### **Introduction**

Askham Richard Conservation Area was designated in 1975. It embraces the whole of the village, reflecting its unity of character.

#### **History**

The name "Richard" reputedly comes from an Earl of Cornwall, who owned the land in the area, and from "Ascam" or "Ascha" possibly meaning the "enclosure of the ash-tree". In medieval times the characteristic "toft and crofts" of an agricultural settlement existed, and much of that field pattern can be traced today. By 1931 the population was still a modest 181, and Askham Richard has continued to avoid the expansion seen in many other villages.

#### **Important Buildings**

The Church of St Mary (listed grade II star) is late 12c with earlier origins, being restored in 1879. It is built in magnesium limestone ashlar and sandstone with plain tile roof and is unusual in having a continuous nave with no chancel. A Saxon doorway was discovered during the restoration and re-assembled. Of the farmhouses and cottages around the Green, five are listed buildings, mostly 18<sup>th</sup> century. Askham Grange now HM Prison, is set in extensive landscaped grounds, overlooking the Green. The little Methodist Church has a simple, appealing form and style.

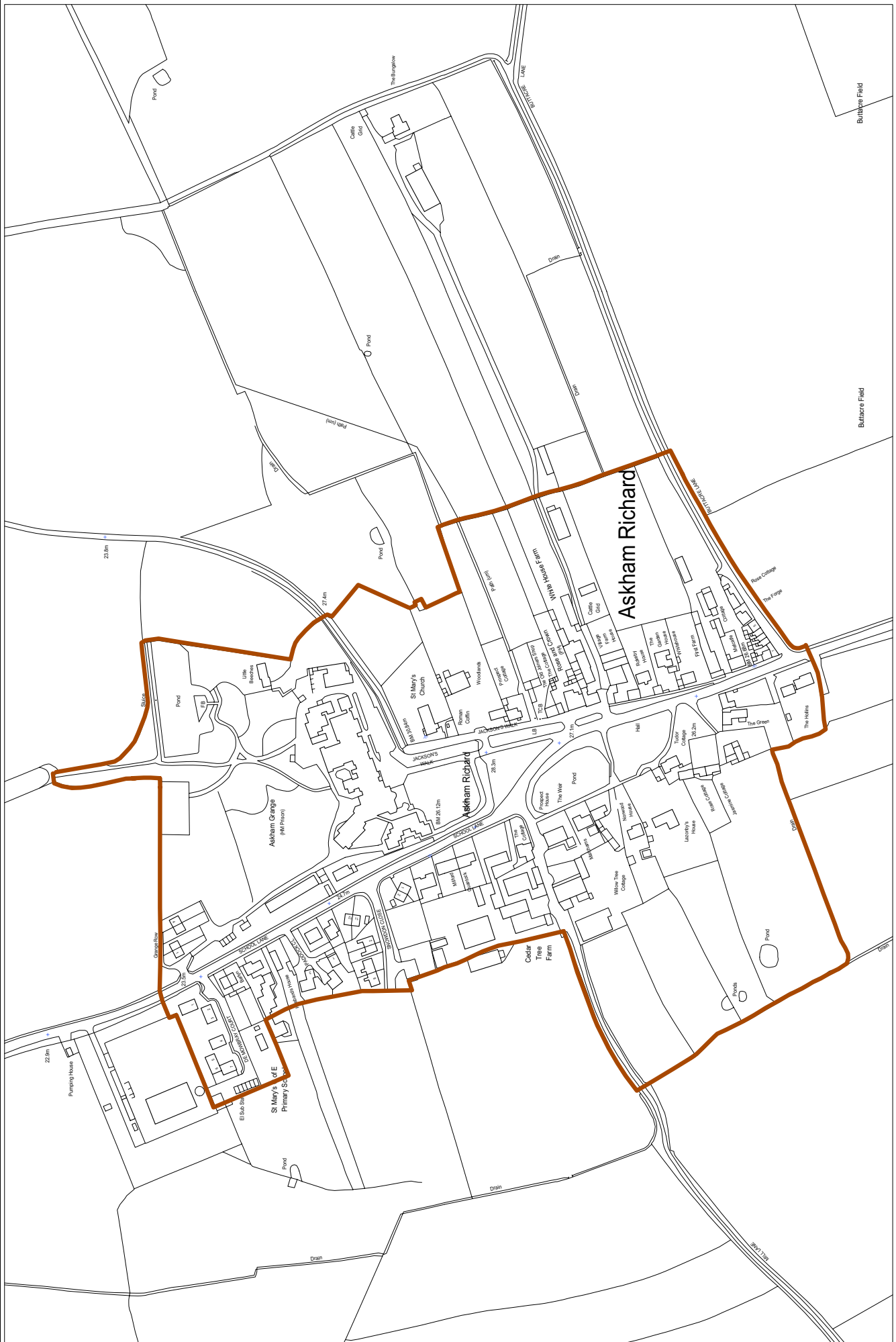
#### **Character**

Askham Richard retains a precious degree of unity, notably because the traditional relationship between the village envelope and its agricultural landscaped setting remains largely intact. Recent development has been modest and appears as a natural evolution of the village. From the surrounding countryside, the village is compact and well tucked away in a backcloth of trees with the tower of Askham Grange poking through. There is an interesting contrast between the open, almost infinite, quality of the landscape outside the village and its protected, internal space of the elongated green within. The form of buildings and trees around the Green, its subtle changes in level, the diagonal route taken by the carriageway and the focal point of the pond have the picturesque and enduring qualities of an idyllic English village. Indeed buildings and boundary walls link together to enclose the Green virtually, with the quite narrow road entrances entering at either end, and the substantial but suitably set-back building mass of Askham Grange enclosing the north-west side. The contrast between Askham Grange and the otherwise small-scale 2 storey farmhouses and cottages create the feeling of an estate village, even though this is not a reality in historical terms.

Many elements of a rural village survive: narrow plots of land extending back from the street with outbuildings behind the frontage properties reached by little lanes and yards; groups of 18<sup>th</sup> century farmhouses and associated farm buildings; the informal mixture of houses and smaller cottages, unified by their scale, 2-storey height and traditional materials of brick, pantile and some slate roofing. On the east side, buildings cluster along the street frontage in a tighter composition, whereas the west side has more loosely arranged buildings, though drawn together visually by the boundary walls. The wooded backcloth to Askham Grange is a strong enclosing feature on the north side. School Lane leads out of the village with the walled and wooded character of Askham Grange to one side and pleasant houses and cottages to the other. The various elements of the village, gathered and given unity around the Green, create a distinct impression of an unspoilt rural scene.

The main elements of the character and appearance are:

- (1) The unspoilt nature of the village envelope and the direct traditional relationship with its rural setting.
- (2) The picturesque qualities of the Green, arising from a relaxed, informal layout and vernacular building forms drawing together around the Green.
- (3) The wooded setting afforded by the grounds of Askham Grange and other tree groups, adding a sense of enclosure from within the village, and from outside, blending it naturally into the landscape.



**Boundary of Conservation Area**  
 Area = 14.55 ha.



**Conservation Area No. 15**  
**ASKHAM RICHARD**

SCALE: 1:2500  
 DATE: 17/01/2016  
 DRAWN BY: D Rowntree  
 PROJECT: Conservation

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York City Council LA 096298

## **UPPER POPPLETON**

### **Conservation Area No. 16 (18.2 ha)**

#### **Introduction**

Upper Poppleton Conservation Area was designated in 1993 originally. It embraced the village green and its approaches along Hodgson Lane and Main Street. On 16 December 2004 the Conservation Area was extended to include the following: Beechway Close and the adjoining part of Main Street; part of Long Ridge Lane; land and buildings south of Black Dike Lane; the remainder of Beech Grove and adjoining paddocks and gardens; paddocks to the rear of Model Farm, The Green; and a small extension along School Lane. Also at the same time Nos 1-5 (consecutive) Grove Gardens were deleted from the Conservation Area.

#### **History**

The Old English name "popel" probably means "pebble" and "tun" implies a non-forested landscape or hamlet/farm. Thus Poppleton may have originated as "a farmstead on pebbly soil" (a reference to local glacial sands and gravels) or "by a pebbly bank" (the higher land on the edge of the river). "Upper" implies that the settlement is further from the river. The earliest reference to Upper Poppleton is in Domesday Book (1086), when the greater part of the manor was held by the Archbishop of York but Osbern de Arches was recorded as a subsidiary land holder. The original manor house was probably sited close to the present house of that name. All Saints Church was originally a "minster" church, thought to be of Norman beginnings, but was rebuilt in 1891. The railway came to Poppleton in 1848, later facilitating extensive 20C development as a commuter settlement, the present population being about 1900 people.

#### **Important Buildings**

Several of the houses and farmhouses around the village green are listed buildings including Model Farmhouse and Barn, and Manor Farmhouse, together with their gates and railings. The listed buildings all date from the 18C. Although not listed, All Saint's Church is also important to the character of the green.

#### **Character**

The triangular village green overlooked by houses on all sides creates Upper Poppleton's particular character. Roads approach each corner of the green and along two of these - Main Street and Hodgson Lane - subsidiary greens extend. Overall there is an interesting spatial quality, to which the several mature trees contribute. The pump and maypole epitomise the role of the green as the focal point of village life.

Attractive groups of 18C and 19C two-storey houses front onto the green, interspersed by some more recent development. The houses tend to be detached or in pairs. They are sited close together, often having small front gardens defined by boundary walls with several examples of fine wrought iron railings and gates. All Saints' Church is set back from the frontage and has mature pine trees in the churchyard.

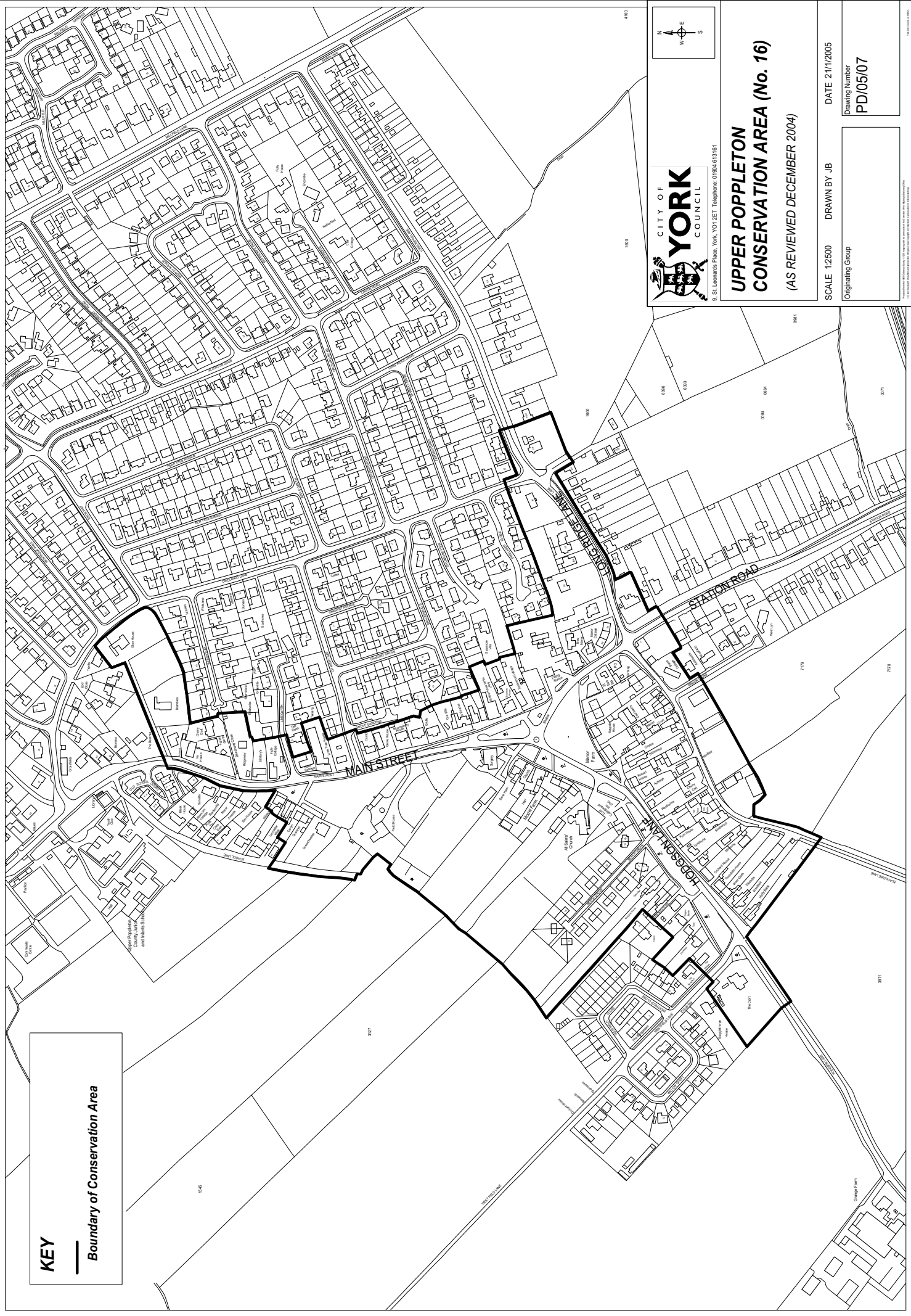
On the south-east side of the green and along part of the north-west side, the medieval pattern of long, narrow plots extending to the open fields remains, being important to the setting of the village. However the 20C housing development, which in effect links Nether Poppleton and Upper Poppleton, extends up to the rear of the frontage buildings on the north-east side of the village core.

Brick is the predominant building material, and there are examples of different bonding such as English Garden Wall and Flemish Bond. Some properties are rendered brick. Roofing is generally of pantile or Welsh slate.



The main elements of the character and appearance of the area are:-

1. The essentially rural village quality of the green, with its individual triangular shape and the subsidiary greens leading from it.
2. The attractive groups of vernacular buildings, sufficient to create a cohesive overall character, and a valuable focal point in an area that has undergone extensive suburban expansion.
3. The rural setting that remains to the south-east and north-west of the village core.

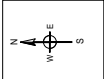


**KEY**  
 — Boundary of Conservation Area



9, St Leonards Place, York, YO1 2ET Telephone: 01904 613161

**UPPER POPPLETON  
 CONSERVATION AREA (No. 16)**  
 (AS REVIEWED DECEMBER 2004)



SCALE 1:2500 DRAWN BY JB DATE 21/1/2005  
 Originaling Group Drawing Number PD/05/07

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## **NETHER POPPLETON**

### **Conservation Area No.17 (19.7ha)**

#### **Introduction**

Nether Poppleton Conservation Area was designated in 1993. It includes the historic village core around St Everilda's Church and Manor Farm, Church Lane and Main Street.

#### **History**

The Old English name "popel" probably means "pebble" and "tun" implies a non-forested landscape or hamlet/farm. So Poppleton may have originated as "a farmstead on pebbly soil" or "...by a pebbly bank" "Nether" suggests this settlement as the one closer to the river. Which of the two Poppletons came first is open to debate, but Nether Poppleton is most likely the to be the older. The earliest reference to Nether Poppleton is in a charter of Archbishop Oswald of 972. St Everilda's Church (only one other dedication to this obscure 7C Saxon Saint is known) is mentioned in the Domesday Book. In 1088 St Everilda's and the manor of Nether Poppleton were given by Osbern de Arches to St Mary's Abbey in York, an association which continued until the Dissolution. The moated site between the river and the present 18C Manor House may well be the site of its medieval predecessor. Over 350 years ago, it is reputed that Prince Rupert quartered his troops in the Tithe Barn, before being defeated at Marston Moor. From its origins around the Church, the village developed westwards along Church Lane and Main Street, where there was a ferry crossing. The village remained virtually unaltered until the 20C expansion as a commuter settlement. The present population is about 1530 people.

#### **Important Buildings**

The Church of St Everilda's (listed Grade II\*) is 12C in origin with late medieval and subsequent rebuilding and restoration. It is built in limestone rubble and ashlar, with sandstone, and brick in English Garden wall bond, and a Welsh slate roof. The Church includes some 14C window glass. Manor Farm is a group of important listed buildings: the Farmhouse (mid 18c with a 19c addition), the garage (probably 18c with walls approximately one metre thick) and the Barn, of 15c or 16c origins, encased in brick in the 18c and a rebuilt east end and repairs in 1928. Main Street and its junction with Church Lane contains several 18c listed houses, including the former schoolhouse of 1797. The gazebo north of the Fox Inn is also listed and dates from 1795.

#### **Character**

Sited discretely around a sharp bend in Church Lane, the original village nucleus of St Everilda's Church and Manor Farm retains a deeply rural and historic quality, with its important listed buildings, walls, trees and the moated site leading to the riverside. Church Lane "peters out" into a narrow lane, and the setting of open fields remains.

This traditional open setting of the village continues for part of the way along the south side of Church Lane. From there onwards it is replaced by the more recent and extensive suburban style of development, which in places has broken through onto Church Lane and Main Street. However, to the North the relationship between the village and the river remains largely undisturbed, with long narrow fronted plots extending between the two.

The main stretch of Church Lane is relatively wide. Groups of vernacular buildings are intermingled with more recent development. Overall, Church Lane is pleasant, its frontage given unity by the grass verges and trees, and the view ahead to the attractive group of 18c houses at the junction with Main Street.

At the western end of Main Street, mostly 18c and 19c houses and cottages cluster around the road junction and down the hill, creating another focus of traditional village character. The interesting changes in ground level, with the sloping grass verges, add to the attractive composition. The elevations of each of the traditional houses vary

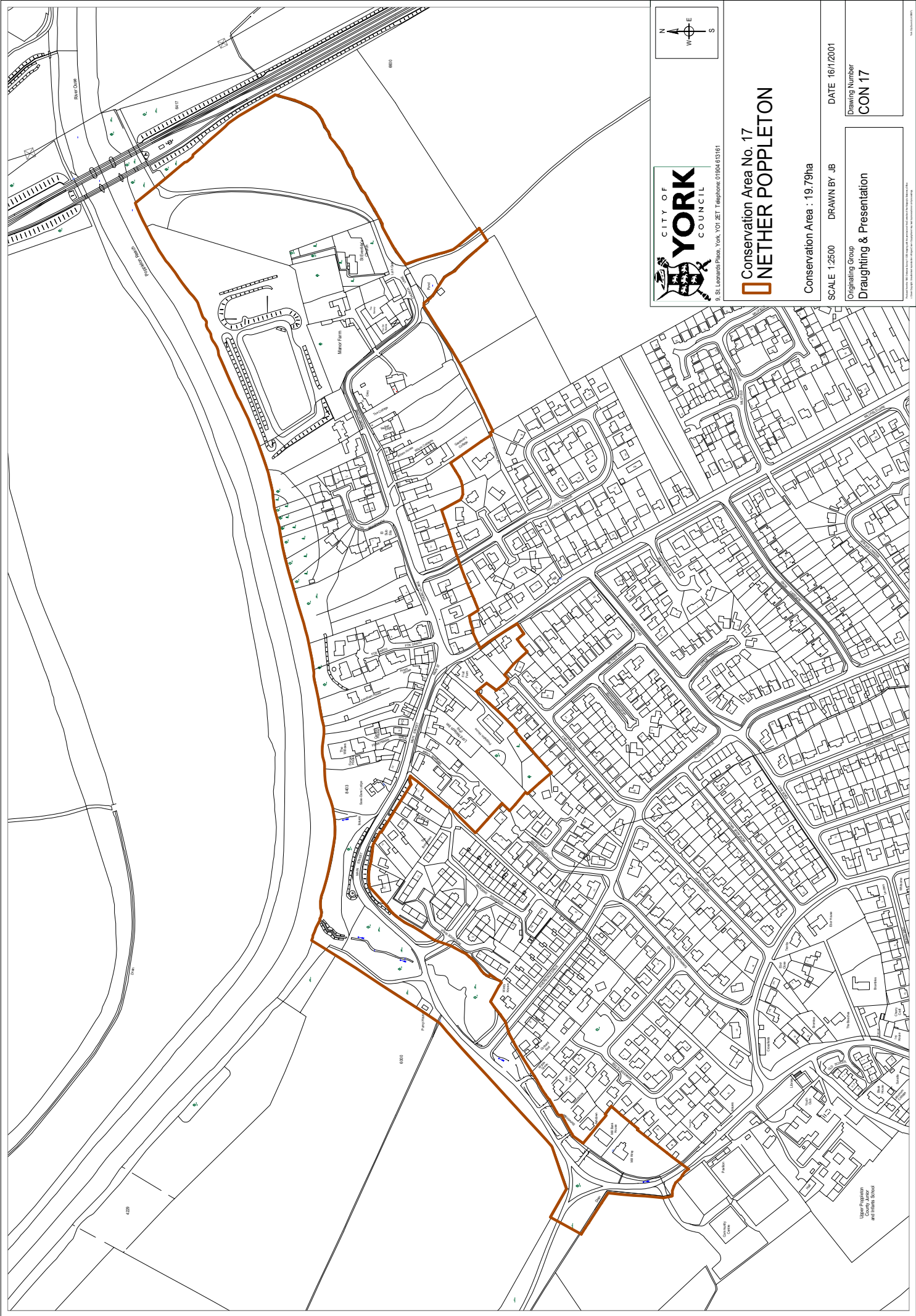
subtly, yet all share the same good proportions and period character. Main Street continues in a series of curves, tree-lined with the beck running alongside and development set well back; a country lane character, important as a rural edge for the settlement.

Traditional building materials in the village are brick walling with pantile and some Welsh slate roofing. Amongst the listed buildings, English Garden wall or Flemish Bond brickwork is found, Properties have usually retained their original multi-paned or four-paned vertical sliding sash windows.

The main elements of the character of and appearance of the area are:-

- (1) The genuinely rural character of Manor Farm and St Everilda's Church and the historic associations with the origins of the village.
- (2) The continuity of Church Lane and Main Street, linking areas of historic and rural character through a series of curves and changes in level, revealing a pleasant sequence of views.
- (3) The landscape elements – trees and grass verges - and the way they unify areas of different character. (It should be noted that earlier cobbled verges exist under some grassed areas).
- (4) The traditional relationship between Nether Poppleton and the river which, with the cluster of historic buildings, keeps a sense of identity for the village, bearing in mind the extensive "hinterland" of suburban development has taken place.





9, St. Leonards Place, York, YO1 2ET Telephone 01904 63161

**Conservation Area No. 17  
NETHER POPPLETON**

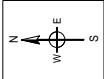
Conservation Area : 19.79ha

SCALE 1:2500 DRAWN BY JB

Originaling Group  
Draughting & Presentation

DATE 16/1/2001

Drawing Number  
CON 17



Nether Poppleton  
County, York, and  
Municipal School

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## **SKELTON**

### **Conservation Area No.18 (11.2 ha)**

#### **Introduction**

Skelton Conservation Area was designated in 1973. It includes The Green, Skelton Hall and Skelton Manor which form the historic core of the village.

#### **History**

Skelton was formerly in the ancient Forest of Galtres, but little is known of its early history. There are alternative theories about the origins of the name Skelton; but probably it came from the "farm near the River Skell", a river name that has not survived independently. The typical medieval pattern of "toft and croft" agriculture can still be traced in the long, narrow plot boundaries extending back from The Green. The village remained as mainly a farming community well into the 20c. At the turn of the century its population was 270 people. By 1951 the population of the village was still only about 480. However, subsequent expansion as a commuter settlement saw this figure rise to about 1600 people today.

#### **Important Buildings**

The Church of St Giles (formerly known as All Saints) is a Grade I listed building, dating from c.1240, with restorations of 1814-18 by Henry Graham and 1863 by Ewan Christian. It was probably built by the masons of the south transept of York. Though small it is a foremost example of early 13c work in this region. The materials used are magnesium limestone and Westmoreland slate. Skelton Manor (Grade II\* listing) has mid 16c origins, with major alterations from the early-mid 18c and late 19c. Vestigial timber framing was subsequently cased in brick and the roof is of plain tile. The interior is exceptionally well preserved and has been restored with very great care.

Grade II listed buildings include: Skelton Hall, dating from 1824 with 20c alterations, is built in white brick with a Welsh slate roof : Church View, The Green (formerly the Old School House), mid 18c with its pyramidal roof an arresting feature; and Grange Farmhouse mid-late 18c with later additions

#### **Character**

A combination of interesting topography and street pattern, varied building forms and a well-treed setting give Skelton its attractive distinctly rural, restful character. This is emphasised by its location just off the main A19 road, from which the virtues of the village are unsuspected. The village focal point is the Green; its undulating grassed mound and mature trees create almost a miniature landscape in its own right. The Green provides a setting for St Giles Church with its attractive railings. Across from the Church the open, grassed area continues to the south-east, past The Wheelhouse. An attractive terrace of 19c cottages flank the west side of The Green with, in contrast, individual properties set in their own, walled grounds opposite. This variety epitomises Skelton, yet unified by the trees, boundary walls and the use of natural building materials to create a natural "flow" from one part of the village to another.

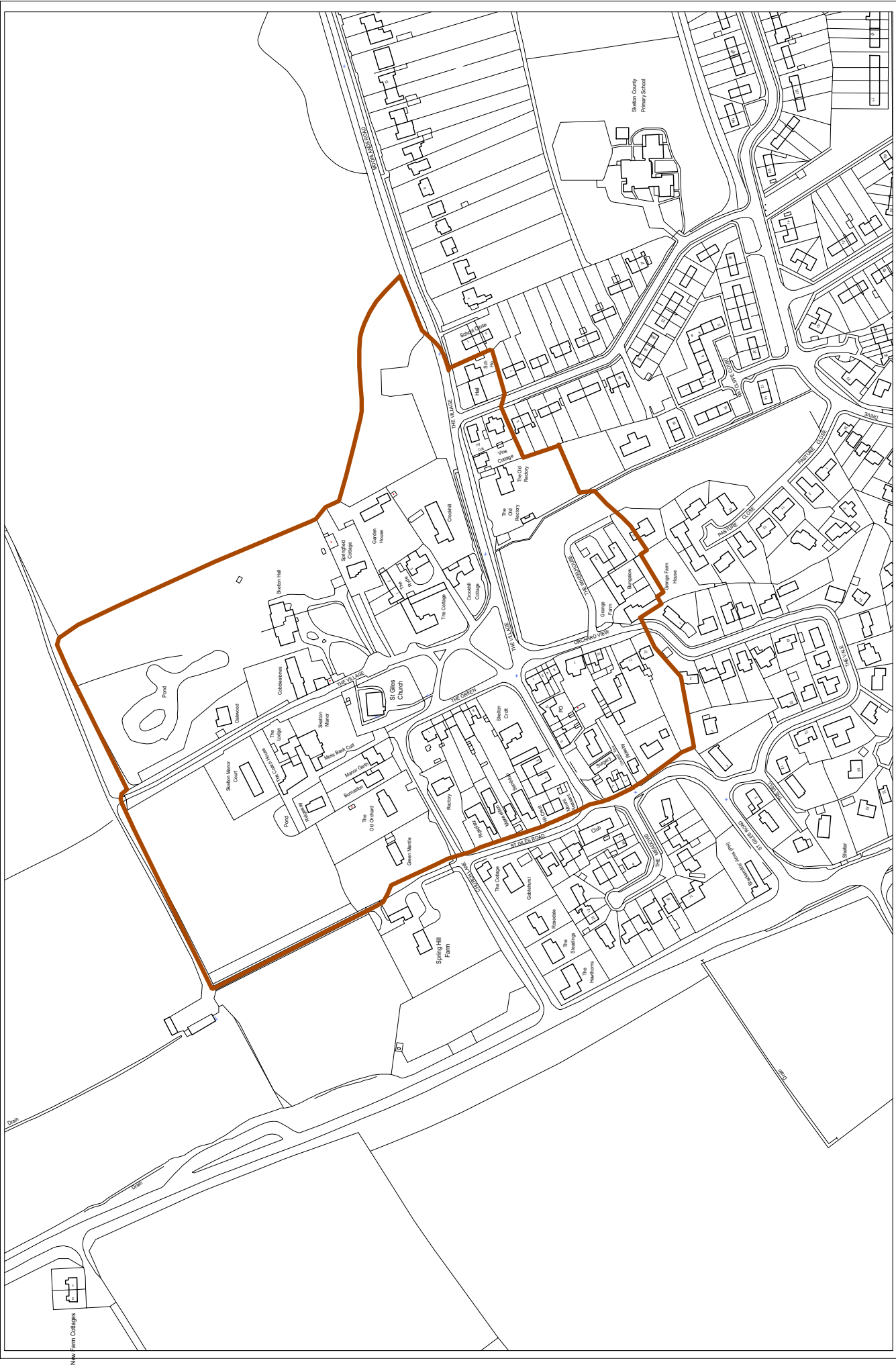
A shady lane leads past the Church, where Skelton Hall is set in extensive landscaped grounds, with the stables and outbuildings converted into separate dwellings. The nearby Skelton Manor forms part of a "mews" and the conversions here and at the Hall have created two small intimate communities: part of, yet discreetly separate from the main village. Paddock areas provide their setting on the north side, with the open country side beyond.

Eastward from The Green, The Village (street) slopes quite sharply down hill, fringed by grass verges, hedges and boundary walls. Looking back the treed setting of the village, with buildings half-hidden, can be appreciated. More recent suburban style houses have been introduced along Church Lane. However, it is lined by trees and hedges, sufficient to maintain the country lane character. A row of cottages on

Orchard View leads to Grange Farm, which contains the view along the street, before the latter turns into an area of suburban housing.

The main elements of the character and appearance of the area are:-

- (1) The way that topography, mature trees, the street pattern and building forms create a varied, yet cohesive, village character.
- (2) The qualities of individual buildings set in their own grounds, creating a “rural hideaway” atmosphere; and in contrast the groups of cottages that front onto the street elsewhere in the village.
- (3) The way that boundary walls, hedges, grass verges and roadside trees lead naturally from one part of the village to another.



**Boundary of Conservation Area**  
**Area = 11.2ha**



**Conservation Area No. 18**  
**SKELTON**  
 Conservation

SCALE 1:2500  
 DATE 16/01/2001  
 DRAWN BY D Rowntree  
 PROJECT CON 18



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## **CLIFTON (MALTON WAY/SHIPTON ROAD)**

### **Conservation Area No.19 (3.48ha)**

#### **Introduction**

Clifton Conservation Area was designated in 1975. It is a compact housing area, based upon Malton Way and a frontage to Shipton Road.

#### **History**

This enclave of housing was built in the 1920's, to the designs of Barry Parker, (with Sir Raymond Unwin) who also designed the village of New Earswick. It was part of the wider suburban expansion beginning to take part in and around York; a process to accelerate rapidly in later decades.

#### **Important Buildings**

The houses, individually and collectively are a valuable example of the work of Parker, epitomising the qualities of the garden suburb of that period. Most of the houses are semi-detached, with a few detached ones, for example at the entry to the cul-de-sac.

#### **Character**

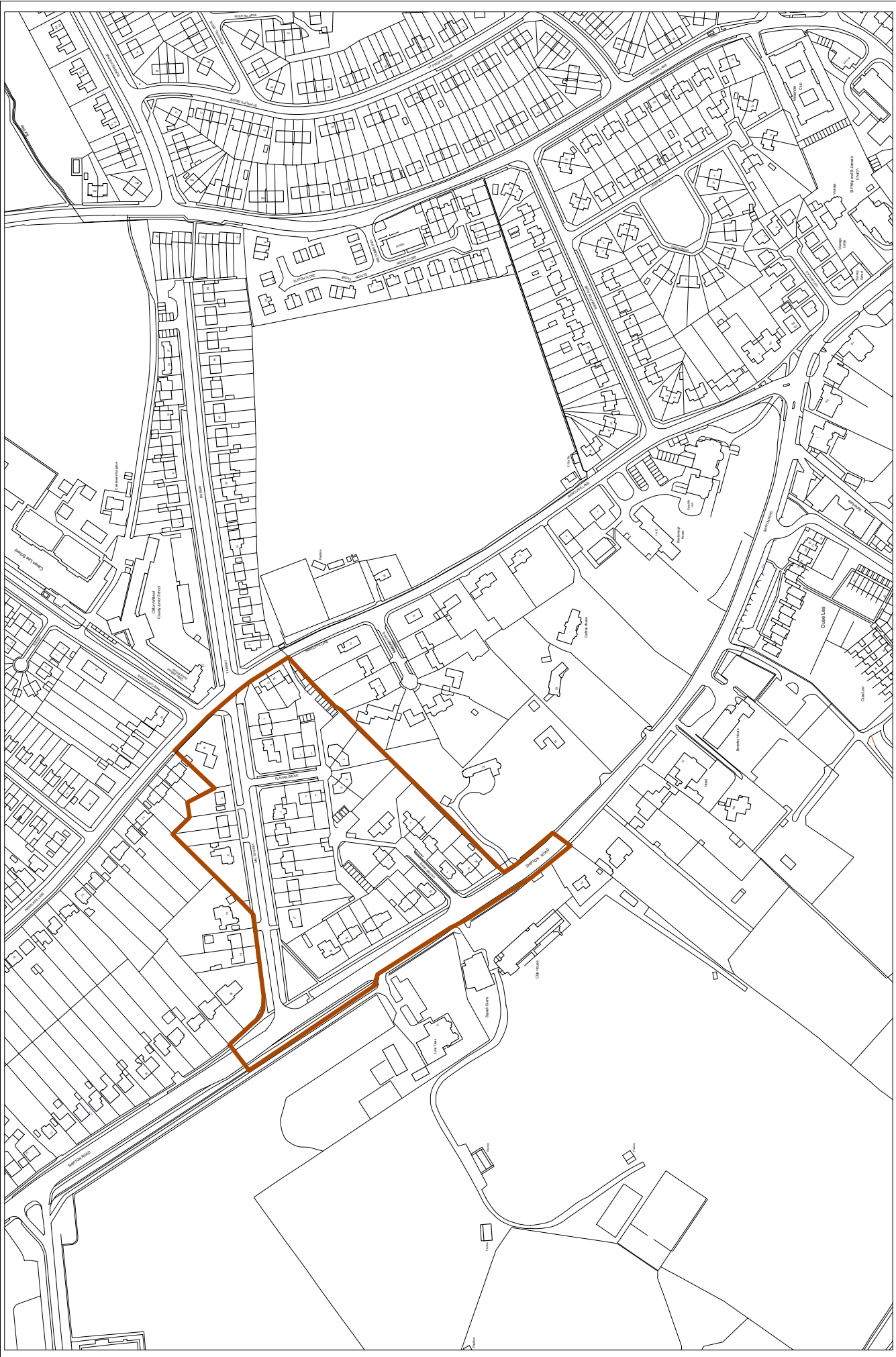
The combination of the houses and their setting creates an enclave with its own sense of identity, notable considering that it is not free-standing but part of a wider network of streets developed at various stages of suburban expansion.

Malton Way is a straight avenue with trees set in generous grass verges, a pattern repeated on the Shipton Road frontage which the Conservation Area specifically includes. There are two narrower short cul-de-sacs leading from these streets, each having proportionally less commodious grass verge. With the front garden hedges and mature good-sized gardens, a leafy landscaped setting is created; such that the houses are now seen more in glimpses than in their entirety. There is a consistence in the approach to their design and materials used, combined with the simple virtues of the quite formal layout. To this is brought a pleasing sense of informality from carefully controlled variations upon the design theme and plan form, and the natural softness of the landscaping.

Individually or as a group the houses are composed attractively with an interesting yet contrived, roofscape combining gabled and hipped elements. A simple range of casement windows are employed, with some doubled-height splayed bay windows dressed with plain tiles. The softly textured pinkish-red brickwork and French tiles are a unifying element throughout.

The main elements of the character and appearance of the area are:-

- (1) The enclave epitomises the attributes of the "garden suburb" movement in creating a well-mannered, welcoming residential environment; recalling a rural perception of space and greenery, and the feeling of a vernacular response in the satisfying, uncontrived design and use of materials.



**Boundary of Conservation Area**  
**Area = 3.49ha**



0.51 Lincath, Plaza, York YO1 2ET  
 Telephone: 01904 631611

**Conservation Area No. 19**  
**CLIFTON ( Malton Way/Shipton Road )**

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DESIGNED BY: D Rowntree

DATE: 16/01/2001

DRAWING NO:  
**CON 19**

Project  
**Conservation**



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York City Council LA 090288

## **NEW EARSWICK**

### **Conservation Area No. 20 (38.6 ha)**

#### **Introduction**

New Earswick was designated as a conservation area in 1991 and includes practically all of the original village.

#### **History**

In 1901 Joseph Rowntree bought 150 acres of agricultural land, the first step in the philanthropist's dream come true. Some houses were completed in 1904 "In an effort to provide houses which shall be artistic in appearance, sanitary and thoroughly well built and yet within the means of working men earning about 25 shillings a week" (Evening Press, December 1904). His son, Seebohm Rowntree saw through much of the implementation of his father's vision. The houses were designed by Parker and Unwin, at 12 per acre, each complete with social and educational facilities; The Folk Hall (1905), school (1912), surgery and followed by facilities for the increasing number of elderly or infirm residents.

In 1970 the houses were found to be structurally sound, but refurbishment and modernisation was carried out. Today the village is managed by The Joseph Rowntree Memorial Housing Trust, and has a Council of its own elected Members from the community.

#### **Important Buildings**

The originality, authenticity and sheer visual appeal of Parker and Unwin's designs is reflected in the concentration of listed buildings in New Earswick, quite unusual in any village, however old or new. Included are most of the buildings, notably the Folk Hall and Primary School, complete streets of housing and many other groups of housing.

#### **Character**

Harmony of layout, design, material, detailing and landscaping created a concept that caught the spirit of the age, founding a completely new village settlement that had come to epitomise the "garden village" at its best. It was also a bold concept; at the time only very modest expansion for housing had taken place in the countryside around York.

The layout re-established the virtues of streetscape in its tree-lined and often traffic free avenues complemented by pleasant cul-de-sacs leading off to either side. The street pattern flows around the public amenity spaces and community buildings at the heart of the village. Natural features are utilised, like the stream at the southern end of the village, with generous tree planting and the unifying elements of hedgerows as front garden boundaries, and grass verges. With gardens front and rear, the village has matured and the houses are set in leafy surrounds.

The architectural style of the buildings is based on an Arts and Craft's rationale. They are endowed with a character of their own and are essentially simple, yet are sympathetic to the rural setting; in spirit with the vernacular of the area, yet not a copy; rather an interpretation with an imaginative, consistent form and detailing to create a deeply satisfying sense of unity and identity. These qualities are reinforced by the materials used; bricks originally from a nearby brickyard (now a Nature Reserve) and French tile roofing.

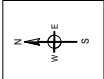
The qualities of the modelling and domestic scale of building harmonises the development, whether terraces, semi-detached units or the larger public buildings; yet also allows an appropriate sense of order and variety to be established between them. Roofscape is interesting throughout, complemented by gables and a carefully controlled range of dormers: from a flat-roofed or gable style to the paired dormers

raising from roofs that flow down to the first floor level on some of the houses. The simple range of casement windows used are entirely in sympathy with the mood and character of the development.

The main elements of the character and appearance of the area are:-

- (1) The social vision translated into reality with humanity and harmony to create a distinct sense of place and community: truly a “village of vision”
- (2) The qualities of the layout, creating attractive streetscapes and pleasant private gardens and public spaces.
- (3) The imaginative, yet simple, authentic building designs of Parker and Unwin, establishing a whole village with consistence and style, yet which is natural, varied and uncontrived
- (4) The consistent use of materials and landscaping contributing to the “garden village” character.





9, St. Leonards Place, York, YO1 2ET Telephone 01904 63161

Conservation Area No. 20  
**NEW EARSWICK**

Conservation Area : 39.54ha

SCALE 1:2500 DRAWN BY D Rowntree

DATE 16/01/2001

Originaling Group

Drawing Number  
**CON 20**

Conservation

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## **HUNTINGTON**

### **Conservation Area No. 21 (10.9 ha)**

#### **Introduction**

Huntington Conservation Area was designated in 1991. The main street, called Old Village, is included through to the banks of the River Foss with All Saint's Church and West Huntington Hal in their treed setting.

#### **History**

A Church has existed on the present site since at least 1086, when all the village was probably on that side of the River Foss. The first reference to a river bridge is in 1402 but there may have been an earlier crossing. Huntington evolved into a medieval village of some 250 people, and by 1801 had only about 420 residents, as a farming community. Substantial growth had taken place by the 1930's, later to increase rapidly to over 14,000 people in the 1980's. Fortunately in one sense, most of the commercial development to serve this community has occurred on North Moor Road, leaving the Old Village as a still relatively quiet street.

#### **Important Buildings**

The Church of All Saint's (listed Grade II\*) has a fifteenth century chancel, with nave, tower and organ chambers of 1874 by C T Newstead. It is built in limestone ashlar with a Welsh slate roof. The interior includes a 12<sup>th</sup> century re-set south door and a 12<sup>th</sup> century round pier. Four of the Old Village's 18<sup>th</sup> century houses are listed, of which numbers 34 and 71 have a three-cell plan and random brickwork. Other listed buildings are 3 Vyners Cottage (early 19<sup>th</sup> century with late 18<sup>th</sup> century origins) and The Vicarage of 1903 by W Brierley.

#### **Character**

The overall character of the conservation area arises from the contrast of the relatively narrow and winding Old Village (main street) and the historic area of All Saint's Church and West Huntington Hall, linked to the village by a narrow lane and bridge.

In Huntington building frontages along the Old Village tend to reflect quite closely the line of the street, and mostly have small, walled front gardens. The houses, dating from the 18<sup>th</sup> century onwards, are usually detached or semi-detached, of two-storeys with consistency of scale and traditional materials and details. There has been considerable recent infill of a more neutral character which, in places, tends to predominate. However, the traditional groups of buildings re-assert the village character, such that overall, the effect is a restful village street, gradually unfolding to the eye, then turning sharply out of sight to join Strensall Road, having nicely stepped the bustle of North Moor Road.

The historic pattern of plot boundaries on the east side has been truncated by new development. On the west side, however, the relationship with the River Foss is important; mature riverside trees defining the edge of the village, as well as being a notable landscape feature in themselves, from across the adjoining river meadows. The houses traditionally have long narrow back gardens. Infill development has been successful where the treed setting is protected, and the infill is not immediately apparent from the street front.

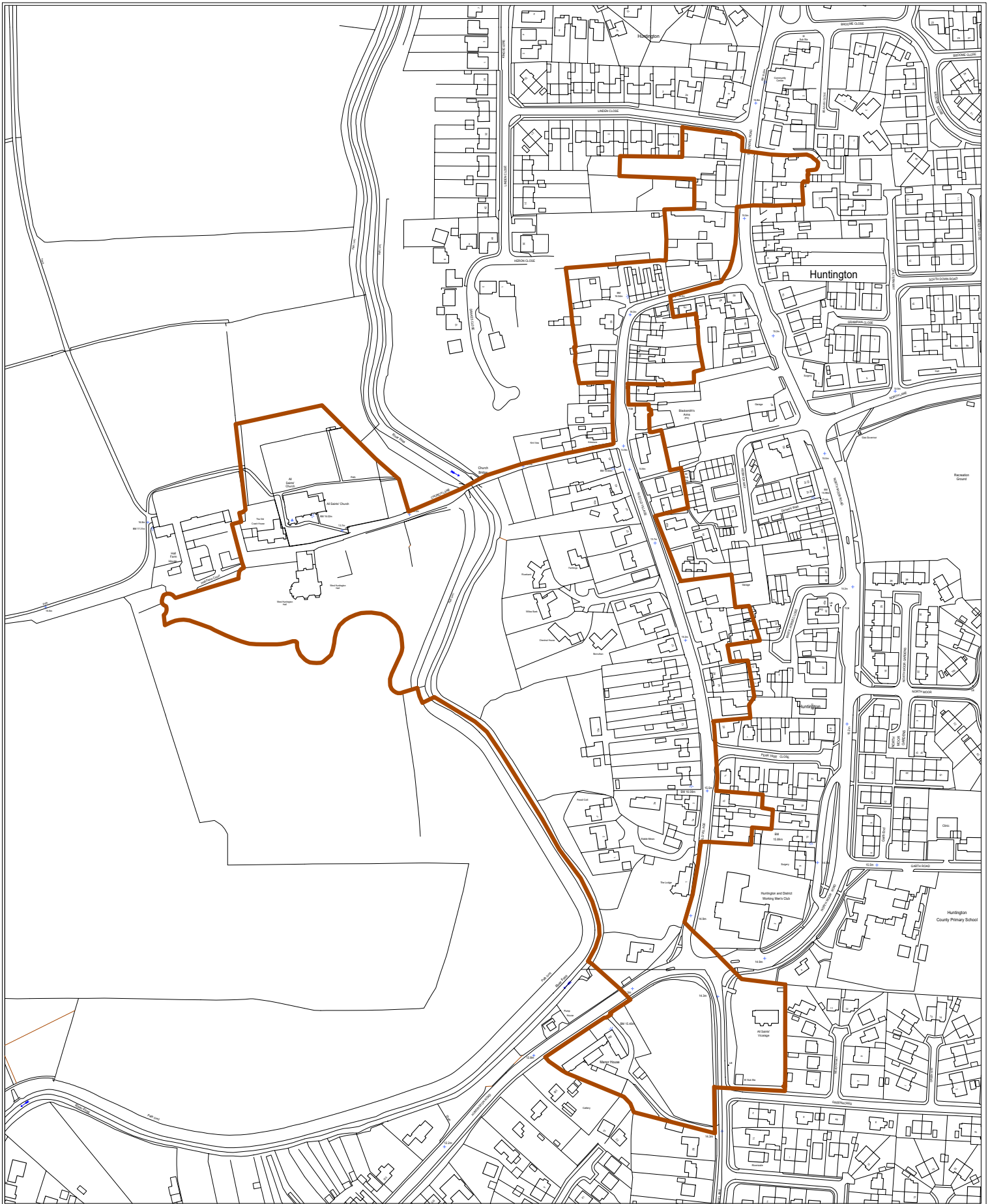
The junction of the lane to All Saint's Church is pleasantly unassuming and formed naturally by the boundary walls and the gable end of an adjoining house. The narrow lane and little bridge leading to the thickly wooded riverside at this point, and the Church seen ahead, has a rural "away from the world" quality with little of the village visible, but upon which new housing to the north side, which has a more open aspect, is tending to intrude.


All Saint's Church and West Huntington Hall create an enclave of important and individual buildings set in the landscape; removed but not aloof from the village, The Hall and its attendant subsidiary buildings, surrounded by trees, provide a protected setting for the Church on the south side. In contrast to the north the Church is exposed to the open landscape and indeed is a striking landmark seen along the River Foss in that direction. Walking along the River Foss from the bridge, there is the contrast of breaking out from the riverside woodland, into the open meadowland held in the wide curve of the Foss.

South of Old Village, the Manor House is a notable group of farm buildings, a valuable outpost of rural vernacular character at the tip of the village.

The main elements of the character and appearance of the area are:-

- (1) The Old Village and the quality of repose in its altered, yet still cohesive, streetscape.
- (2) The finely sited and historic atmosphere of All Saint's Church and West Huntington Hall and associated trees, like an oasis in the wider more open landscape; and the quiet lane leading to them.
- (3) The riverside, its woods and meadowland, and the way it defines and contains the western edge of the village.



 Boundary of Conservation Area  
Area = 11.03ha



CITY OF  
**YORK**  
COUNCIL

9, St Leonards Place, York, YO1 2ET  
Telephone: 01904 613161

 Conservation Area No.21  
**HUNTINGTON**

SCALE 1:2500

Originating Group

Conservation

Project

DRAWN BY D Rowntree

DATE 16/01/2001

Drawing No.

CON 21





## **HAXBY**

### **Conservation Area No. 22 (7.7 ha)**

#### **Introduction**

Haxby Conservation Area was designated in 1977. It follows the boundaries of the historic village core, a compact and distinctive area.

#### **History**

Haxby existed as a Danish settlement, 1000 years ago in the Forest of Galtres. Not until 1630 had the forest been cleared to approximately its present extent, with the modern day boundaries of the parish becoming established. Haxby was unusual in not owning a Church and Manor House, and had to wait until 1862 to become a parish in its own right. By the early

18th century Haxby had assumed the form of a typical Vale of York village. Farming remained a major source of employment well into the 20th century. Other influences upon Haxby's prosperity were the local brick and tile works (its bricks being used in some of the village's late 19th century houses), and the railway line and station, the latter closing the 1960's. In 1901 Haxby's population was still only 711, but growing at an increasing pace from the 1930's and through the influx of large housing estates in recent decades, to about 10,000 people now.

#### **Important Buildings**

Number 48 the Village, a mid-18th century house, is listed, together with the remains of a 14th or 15th century cross in St Mary's Churchyard. Other individually important buildings include St Mary's Church (1878, on the site of a 16th Century Church), the Memorial Hall (built as the village school in 1876), and the substantial house called "Grey Firs". Haxby Hall, an impressive Grade II Listed Building, which stood at the east end of the village, was demolished in 1960.

#### **Character**

Though called the Village, Haxby's main street today has more a market town atmosphere, being the thriving shopping centre for the surrounding population. The basic medieval plan form from which Haxby evolved still survives clearly, with North and South Lanes, but now encased by recent mainly housing development. These are an important historical link. However, their character, especially South Lane, has been lost through developments of too

large a scale, and the opening out and amalgamation of traditionally narrow frontages for car parking or service areas. Small pockets of the original fabric do remain, notably at the western end of South Lane: long, narrow brickwalled plots of land and small-scale outbuildings extending back from the street front cottages. Headland Lane, off South Lane, originated as a strip between two common fields where the ploughs were turned. Most of the recent commercial development that is out of character with the domestic scale of the traditional buildings has taken place at the south-east end of The Village (main street). The western section, in particular, and other groups of traditional scale buildings along the street, are the guardians of the underlying rural character that still makes Haxby distinctive. The street is broad and gently curving, with interesting variations in its width. Houses date mostly from the mid 18th century onwards, groups of 2 storey cottages, brick built with pantile roofs. Between them are individually more imposing houses and short attractive Victorian terraces creating a varied, yet cohesive, character with a shared sense of scale. Victorian buildings introduce variations in detailing and materials, and some Welsh slate and occasional hipped roofing.

Much of the visual appeal of the village arises from the interplay of building frontages - which have subtle variations of siting relative to the street - and the unifying elements of the streetscene: the grass verges, little forecourts, the white post and rail fencing and slight changes in level across the street; with the carriageway threading through

on a curving line that actually varies gently from that of the street frontages. The triangular green that results at the west end is particularly attractive in this respect. Occasional tree groups also contribute to the street's character, notably in St Mary's Churchyard, which occupies a pivotal position in views along the street. The main elements of the character and appearance of the area above:-

- (1) The typical plan form of a medieval village.
- (2) The rural village character and scale that survives despite unsympathetic development.
- (3) The relationship of the street frontage and the various elements that make up the streetscene, which, if lost, would have a mediocre effect.



 Boundary of conservation Area  
Area = 8.22ha



Conservation Area No. 22  
**HAXBY**

SCALE 1:2500  
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DRAWN BY D Rowntree

DATE 16/01/2001  
Drawing No. CON 22

0.51 Leamards Place, York YO1 2ET  
Telephone: 01904 613161

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Project  
Conservation

## **STRENSALL**

### **Conservation Area No.23 (19.16ha)**

#### **Introduction**

Strensall Conservation Area was originally designated in 1979, and included The Village (and Main Street) and Church Lane which make up the linear street character of the historic village. In November 2001 following public consultation the Conservation Area was extended to the north and north-west from Bone Dike (to the rear of Netherwood) including Strensall Bridge and the riverside pastureland and paddocks to Strensall New Bridge, both these bridges are Listed structures, and to the west following West End to include No.34 and then to the south which is a mixture of Edwardian properties and more recent housing as far as No. 25 Princess Road.

#### **History**

The name Strensall may have originated from "Streonaeshalch". "Streona", an ancient personal name and "halch" being Anglo Saxon for a corner or nook of land. At The Domesday Survey (1066) Strensall was listed as being among the estates of the Archbishop of York, Prebendaries of Strensall are recorded from the 12<sup>th</sup> Century onwards. A typical medieval pattern developed with the narrow fronted plots of land extending back from the street frontage. Interestingly, Strensall Common remained an open common, after other such areas were enclosed in the 18<sup>th</sup> Century. Subsequently its acquisition as a military training ground in the late 19<sup>th</sup> Century was, of course, to influence the future of the Strensall area. Strensall remained basically an agricultural village until well into the 20<sup>th</sup> Century, though it also had a brick and tile works, and the Tannery.

#### **Important Buildings**

St Mary's Church (1865-6) was designed by JB and W Atkinson and built in sandstone and roofed in Westmoreland slate. The Manor House Farmhouse is built upon an ancient moated site; the present building being late 17<sup>th</sup> Century in origin, substantially altered in the 18<sup>th</sup> Century and 20<sup>th</sup> Century. These buildings and the 18<sup>th</sup> Century house of 59 The Village and 3 Church Lane are listed. The Methodist Church of 1895 was built upon the site of the village pinfold.

#### **Character**

Strensall is a typical linear street village. Indeed, before the narrow lane (Duck Lane) was widened to create the main entry from York, Church Lane and The Village would have looked more like one continuous street than they do today.

The Village has an attractive and informal mixture of well proportioned 18<sup>th</sup> Century and 19<sup>th</sup> Century detached houses and vernacular cottages. A sense of unity arises from their shared scale, height (2 storey) and use of traditional materials – mostly pinkish-brown brickwork with pantile or Welsh slate roofing. Buildings are positioned at slightly varying distances and angles to the street frontage, some gable end on to the street and most traditionally with small fronted gardens enclosed by walls, railings or hedges.

The east section of the Village is rather more intimate because the street curves and undulates gently, with subtle variations in carriageway width and some buildings huddling closer to the street frontage. Trees and hedges add to the feeling of enclosure and 'protection', with St Mary's Church spire beckoning ahead. West of Sherriff Hutton Road, The Village is more formal and straight, though building frontages are still grouped informally. Unfortunately several open forecourts have been created along this section, together with unsympathetic elevation alterations and some recent infill of neutral character. However, the street maintains a sense of continuity between the areas of more traditional village character.

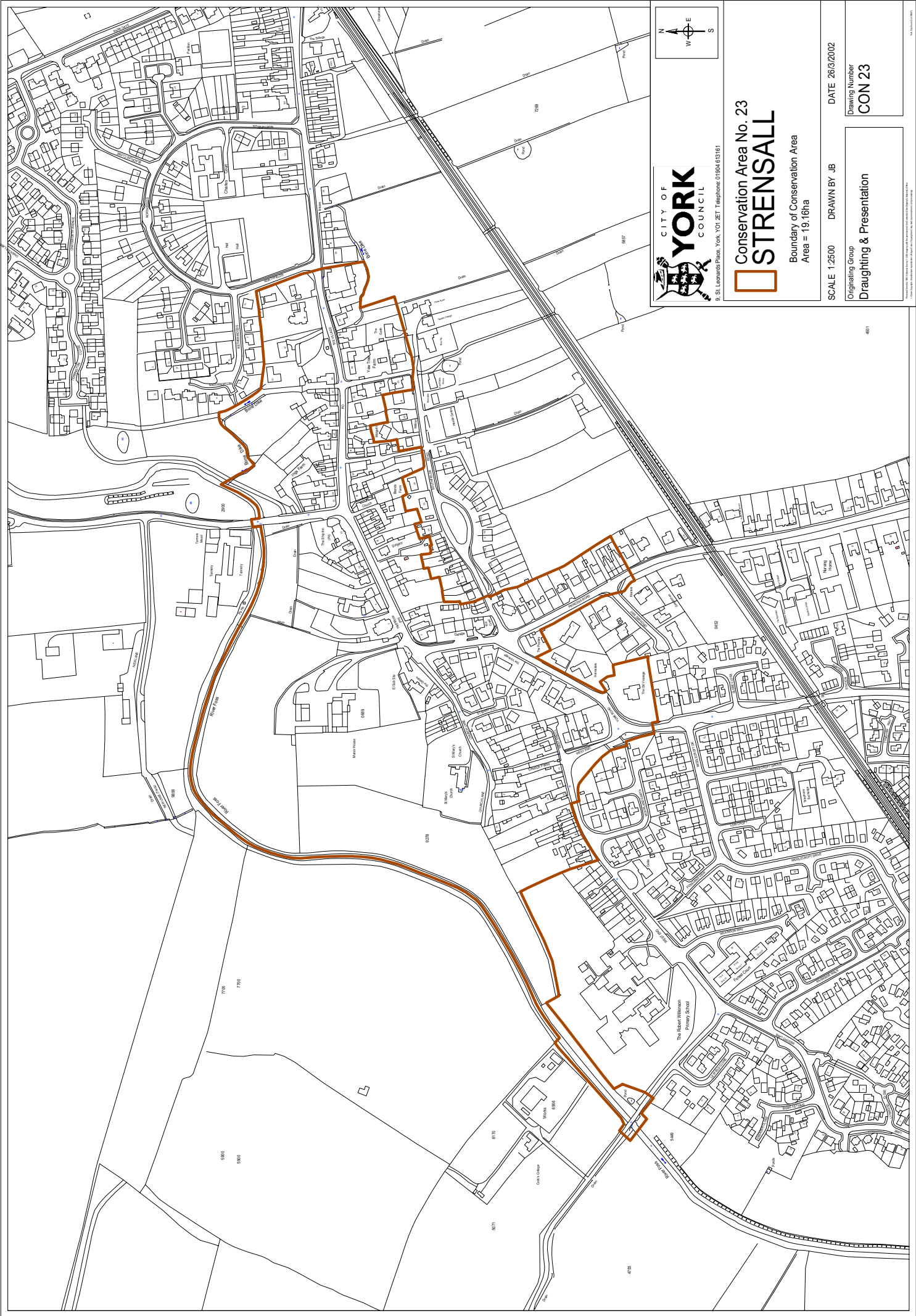


Many traditional side lanes and yards survive along the Village, a legacy of the medieval street pattern. Adjoining the River Foss, Strensall has retained its traditional outer edge: an interesting haphazard arrangement of boundary walls, outbuildings and small irregularly-shaped fields.

The line of Church Lane is important historically, though 'suburbanisation' of its character has resulted from inappropriate infill development. The redeeming features of the sudden view of open landscape beyond St Mary's Churchyard trees, the contrast of the small scale enclaves of buildings going through to Church View, retain a valuable rural quality. Trees are also important to the setting of The Manor House.

The Main elements of the character and appearance of the are ;

- (1) The linear street village character, arising from the combination of buildings, front boundaries, trees and the line of the street.
- (2) The survival, in places , of the traditional outer edges of the village form, its side lanes with vernacular farm buildings, and the relationship with the open countryside at St Mary's Churchyard.



9, St. Leonards Place, York, YO1 2ET Telephone 01904 63161

**Conservation Area No. 23**  
**STRENSALL**

Boundary of Conservation Area  
 Area = 19.16ha

SCALE 1:2500 DRAWN BY JB

DATE 26/3/2002

Originaling Group  
**Draughting & Presentation**

Drawing Number  
**CON 23**

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## **OSBALDWICK**

### **Conservation Area No.24 (3.9 ha)**

#### **Introduction**

Osballdwick Conservation Area was designated in 1978, and included the compact historic core framed by the village green and part of Murton Way. On 15<sup>th</sup> January 2004 following public consultation the Conservation Area was extended to include part of Osballdwick Beck along Murton Way, the whole curtilages to the rear of Nos. 5 to 19 Murton Way with an adjoining pond site, the Village Hall, formerly the Methodist Chapel, and the site of a pinfold. A larger extension to the north of the village, to include long narrow gardens, ridge and furrow fields and wooded paddocks behind the Derwent Arms, is bounded by Metcalfe Lane, the line of the former DVLR railway line and Galligap Lane.

#### **History**

Osballdwick was to as "Osbaldeuic" in the Domesday Book of 1086, from Osbald an earl in the royal clan of Northumbria who had authority in this, the southern part of the kingdom in the eighth century. The original settlement was probably just south of the present village and Osballdwick beck. The form of the village today has evolved from the medieval period, with the characteristic "tofts and crofts". The village green is the only remnant of the open field system in the sense of remaining as common ground; the other open fields being enclosed by the mid eighteenth century, The village remained in Church ownership until 1857, thereafter being fragmented into private ownerships. During the Victorian period, market gardening developed, with the nearness of York and the coming of the railways. The rural character of Osballdwick and predominance of agriculture continued into the twentieth century. By 1921 the population was still about 200 persons – little changed from 1801. However, expansion as a dormitory village for York began in the 1930's leading to a population of 3,000 by 1981

#### **Important Buildings**

The Church of St Thomas is twelfth century in origin, with extensive restoration in 1877 by J Oldrid Scott, and alterations and additions of 1967 by A Mennim. This Grade II listed building is built in hammer-dressed limestone with a plain tile roof. There are three Grade II listed buildings on the north side of the Green: Hollytree House, Stanley House and Osballdwick Hall. All are mid to late eighteenth century, built in brick with sash windows and, respectively, having roofing of French tile, Roman tile and Welsh slate.

Beneath the twentieth century housing infill, pointedly called Moat Field, there may be the remains of a moated settlement and fish ponds, as remnants of a pre-Norman past.

#### **Character**

To the north the village has retained its open rural setting, with the pattern of long narrow fields and paddocks, a legacy from the medieval period. This pattern has been lost on the south side by extensive twentieth century housing development. However, the line of Osballdwick Lane remains an important historical link. With the green (Osballdwick Village), it formed an irregularly-shaped rectangle of roads established in the medieval period.

The elongated green is the focal point of the village. Buildings are set well back along each side, creating an open rural character. The majority of older buildings are late eighteenth century or nineteenth century, two-storeys in height. The north side of the green retains a cohesive appearance, with a range of traditional houses and cottages sited close together or linked, and outbuildings extending behind them down the narrow plots. The south side has a more mixed appearance, with some recent housing neutral in character, though given a pleasant setting by the several mature trees which include willows, and Osballdwick Beck threading through. These natural

features and grass verges, with the roadway curving gently across, help to unify the character of the green and enclose outward views.

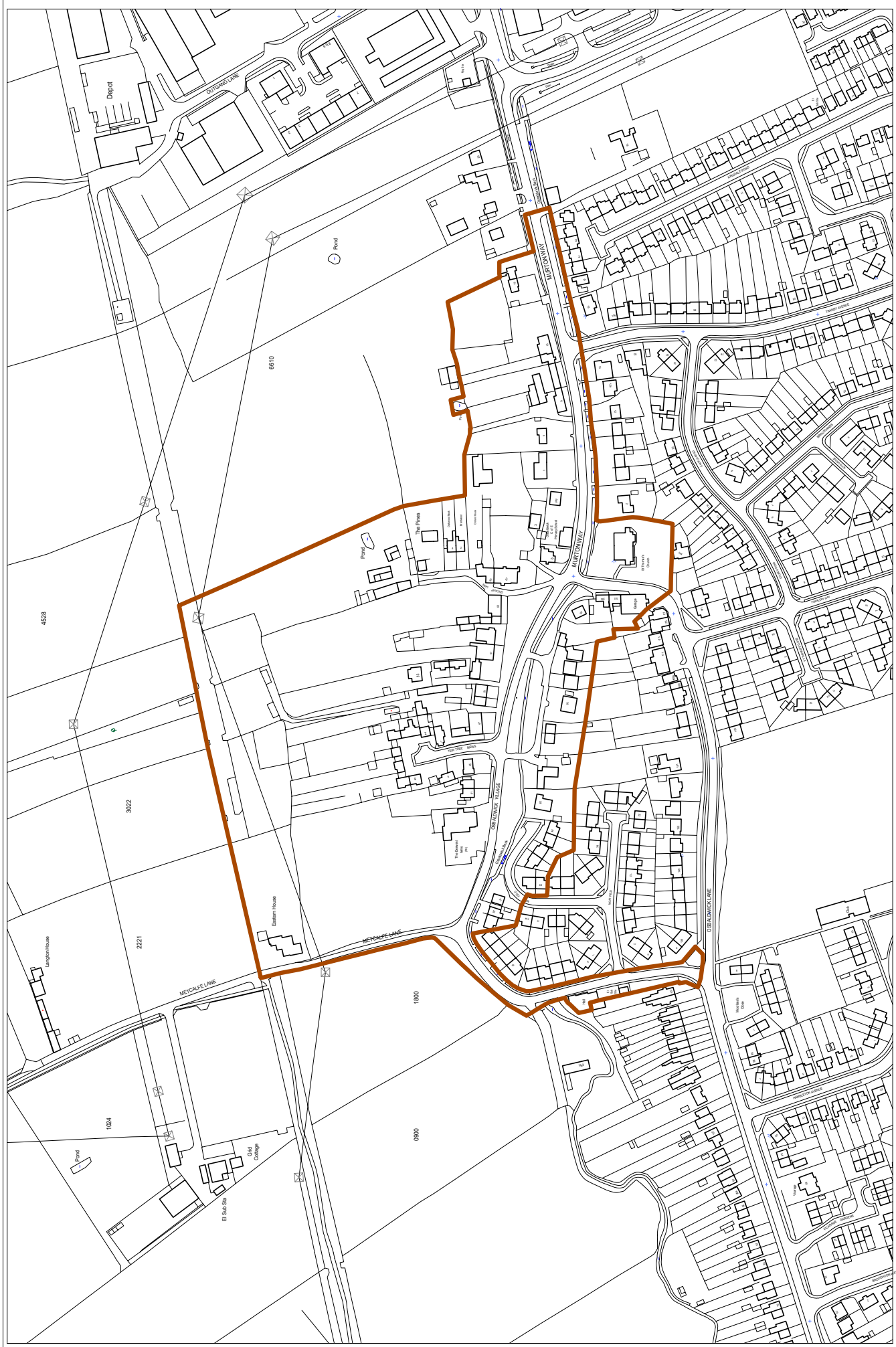
The view east along the green is enclosed by Osbaldwick Hall, the former schoolhouse and St Thomas' Church. Together with the little stone bridge at the road junction and the churchyard trees, including lime and yew, a more intimate area is created. From this Murton Way continues along a linear route, with Manor Farm and its attendant farm buildings, set behind a brick wall along the street frontage. This accentuates the "opening out" into the green when entering the village. The west end of the green terminates in recent housing of suburban character, though there is still the appeal of the sudden entry into the village round the sharp bend.

Most properties are brick built, typically a red/buff mottled colour; just a few are rendered. Roofing is traditionally clay pan tile, having a plain verge treatment or gable coping sometimes stone capped and with kneelers, and gable ends bearing chimney stacks. Welsh slate was introduced in a limited number of cases, with a hipped roof. Usually, the individual houses are of 3-bays, with multi-paned or four-paned vertical sliding sash windows, normally set beneath brick lintels. Yorkshire sliding sash windows would be frequently used in cottages, though many have been replaced by modern windows.

The main elements of the character and appearance of the area are:-

- (1) The elements surviving from the medieval form of layout.
- (2) The open rural character of the green, that has withstood considerable change in the village, and the relationship between building groups and the natural features of the green.






**Boundary of Conservation Area**  
**Area : 9.894ha.**




**Conservation Area No. 24**  
**OSBALDWICK**

SCALE 1:2500  
 Organisation

Project  
 DRAWN BY: JB

DATE: 13/2/2004  
 Drawn No: CON 24



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York City Council LA 0997/L

## **ELVINGTON**

### **Conservation Area No. 25 (15.3 ha)**

#### **Introduction**

Elvington Conservation Area was designated in 1990. It includes the village Main Street and Green, Church Lane and the meadows between the River Derwent and the village, which are an integral part of its character.

#### **History**

The evolution of Elvington has been closely associated with the River Derwent, both as a crossing point and in terms of economic activity. At the time of Domesday (1086) there were two fisheries, yielding eels. The Derwent was also an important navigable waterway, the cut and lock being constructed in 1723. However by 1900 the railways saw the decline of river traffic. At the same time, much of Elvington's prosperity arose from the richly productive soils of the Vale of York. The village is sited upon marginally higher land, back from the river. These subtle changes in topography influence the character of Elvington as seen today.

#### **Important Buildings**

Elvington Hall is the village's most imposing individual building and is Listed Grade II star. It is thought to have Elizabethan origins with later alterations and additions, including those of the mid to late 18C, reputedly by John Carr, and a more recent wing of 1920. Other listed buildings along Main Street and The Green are Brook House (early 19c); Belvoir House and its former barn (mid - 18c); Chequer farmhouse (probably mid 18c) and Roxby farmhouse (early 19c) - with an adjoining barn and outbuildings a good example of the scale and hierarchy of traditional rural building forms. At the other extremity of the village the present bridge, probably dating from the late 1600's, is built in magnesian ashlar with twin segmental arches, and is a listed structure and a scheduled ancient monument. Listed Buildings in Church Lane are: Holy Trinity Church, built in 1877 near to the site of earlier church buildings dating back to the medieval period; the Cottage (White Lodge) and the Old Rectory, two Georgian houses. Other individual properties on Main Street, to note are: Elvington House; Derwent House (with its interesting observatory tower); and the former Schoolhouse (1858), now the Village Hall; and the Grey Horse public house. Opposite the Village Hall is the former Post Office, with an appropriate biblical inscription in the wall and dated 1874. The thirteen terraced cottages in Church Lane (1860) were built by A J Clarke, Rector from 1865 to 1885 and local benefactor.

#### **Character**

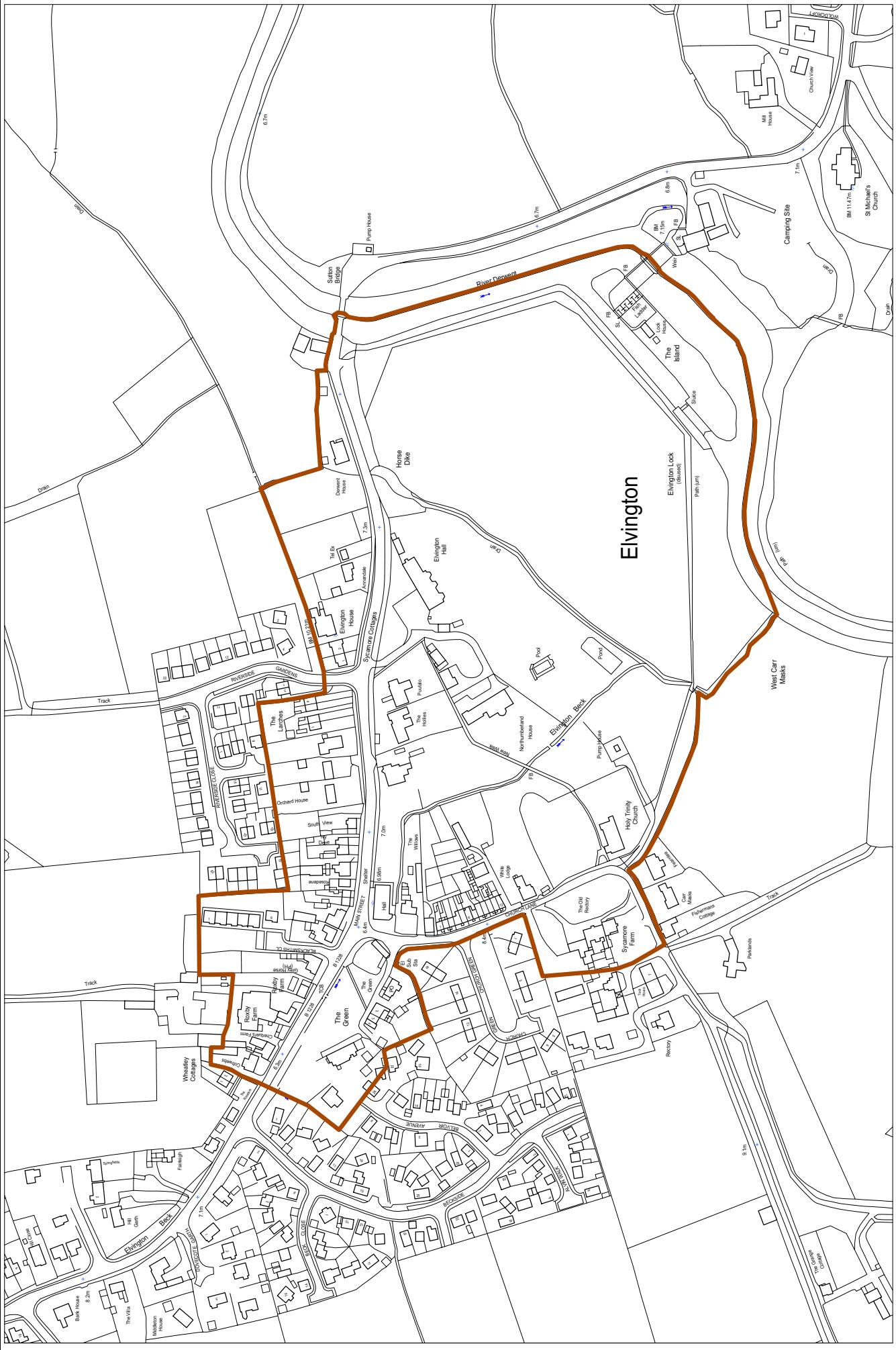
Main Street undulates and curves gently, from Sutton Bridge through the village. Combined with variations in the form of development, an attractive sequence of views unfolds gradually along the street. East of Church Lane, development mainly consists of individual houses set in their own grounds. High brick boundary walls, hedges and tree groups, together with broad grass roadside verges, define the sweeping street frontage. There are occasional interesting glimpses of buildings or the countryside beyond, through the drive entrances. As Main Street descends to Church Lane, the rural well-treed setting


continues along the south side right up to the former Schoolhouse (1858). However on the north side, development becomes more close-knit, as a prelude to The Green itself. Cottages and houses are set at slightly varying distances from the street creating an attractive composition. Between these buildings a traditional side lane survives, giving access to the outbuildings extending back from the frontage properties in the traditional long, narrow shaped plots of land. The Green is an attractive contrast to the linear character of the village's streets. It is given cohesion by the presence of important listed farmhouses, combined with vernacular cottages, barns and outbuildings; by several mature trees and Elvington Beck flowing through,

at the foot of the gently sloping ground. The Green is also a focus of activity with a Post Office, shop and Public House. Some cottages around the green retain a window style frequently found in East Yorkshire villages. Church Lane climbs and curves to where Holy Trinity Church and its welltreed shady churchyard command the higher ground, then turns sharply towards Elvington Grange. The Church tower is distinctive, largely detached from the main building, topped by a wooden shingle belfry and a tent roof. This upper part of Church Lane consists of free-standing properties in generous, landscaped grounds; a contrast with the picturesque and unusually detailed terraced cottages that form the street frontage lower down the Lane. The Riverside Meadows are essential to the setting of the village, glimpses of which are seen through a fringe of trees. The tranquility and pastoral character of the meadows are accentuated by the legacy of past commercial activity by the lock.

The main elements of the character and appearance of the area are:

- (1) The street pattern, its relationship to topography and the attractive balance of low density development and more tightly-knit groups of cottages, with no one element becoming dominant. Buildings are characteristically 2-storeys in height, often with pinkish-brown brickwork and Pantile or Welsh Slate roofing.
- (2) The Village Green, with its many traditional elements.
- (3) The pastoral qualities of the Meadows and their strong association with the overall character of the village.
- (4) The well wooded setting of the village and its strongly rural character, with houses often set behind walls and hedges.
- (5) The attractive sequence of views constantly unfolding within and around the village.




**Boundary of Conservation Area**  
**Area = 15.31ha**



**Conservation Area No.25**  
**ELVINGTON**

SCALE 1:2500  
 Original Date

DRAWN BY D Rowntree

DATE 22/01/1996

DRAWING NO. CON 25

0.51 Letters: Plans, York, YO1 2ET  
 Telephone: 01904 613161

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York City Council LA 09/258



## **WHELDRAKE**

### **Conservation Area No. 26 (18.9 ha)**

#### **Introduction**

Wheldrake Conservation Area was designated in 1979. It concentrates upon the historic Main Street, and its continuation as Church Lane, and the “back Lanes” established as part of the medieval field pattern.

#### **History**

Wheldrake exhibits a classic medieval village “toft and croft” layout. There were reputed to be eight tofts on either side of the street, indicating a relatively important village. The growth of the village up to 1850 was achieved almost solely by the subdivision of these original tofts. A little infilling of houses has occurred in the 20th Century but only relatively recently has development spread beyond the back lanes, mainly on the north side of the village.

#### **Important Buildings**

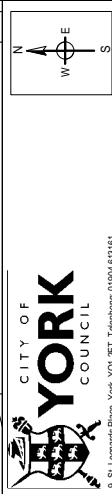
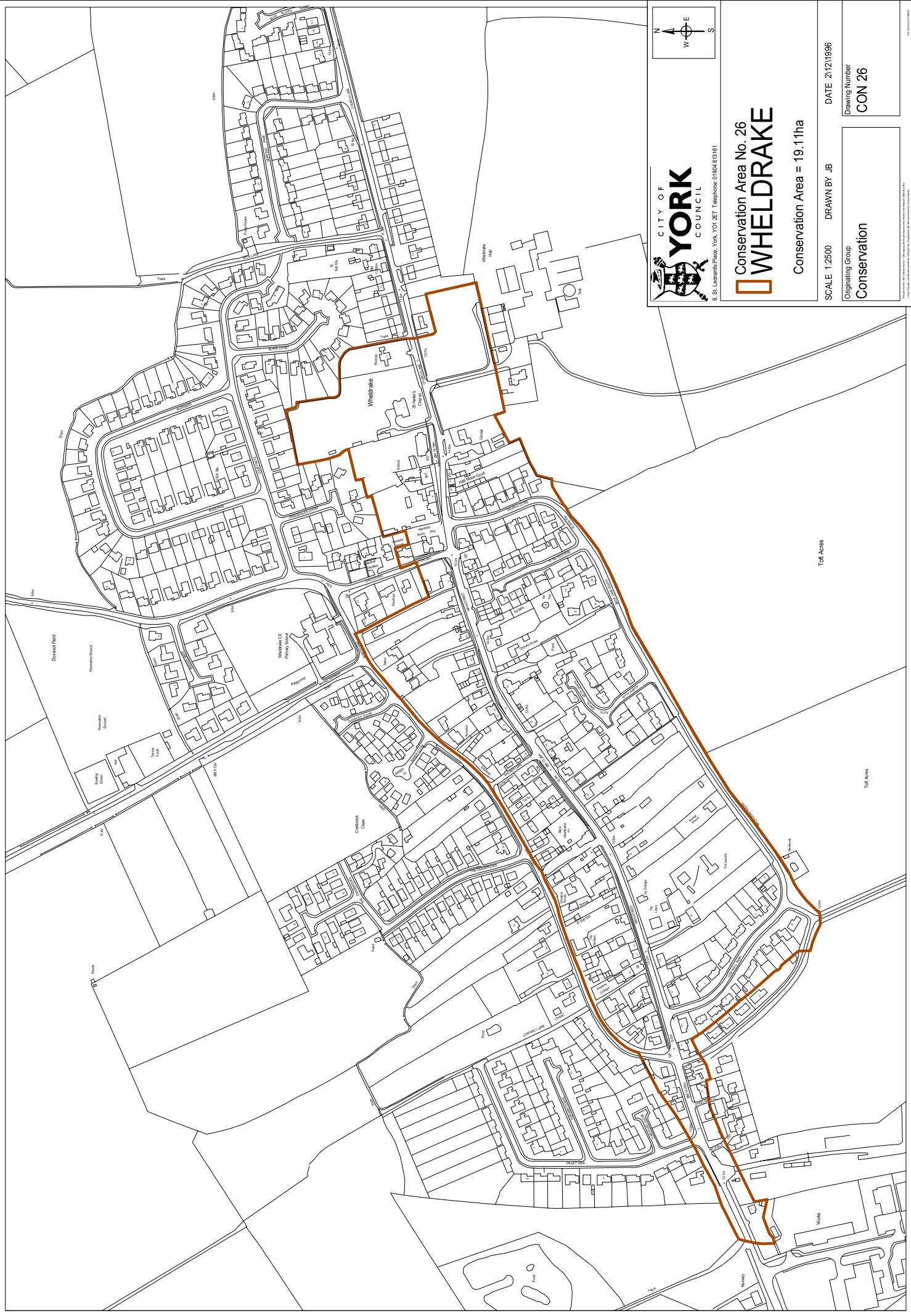
In the Conservation Area the Parish Church and twenty-one buildings are listed, a notable proportion for a village of this size, reflecting its historic importance and qualities. The Church of St Helen has a 14th Century west tower and a 5 sided apse of 1779. Numbers 53/55 Main Street are probably late 16th Century or early 17th Century in origin and have surviving exposed timber framing to the front wall. Other buildings date mainly from the 18<sup>th</sup> Century, with several from the early part of the Century, and examples of 3- cell, lobby-entry plan form.

#### **Character**

The medieval form and layout of the village survive, with long narrow plots of land extending to the “back lanes”, North Lane and South Lane. The latter retains its open setting beyond, but residential development now comes right up to much of North Lane, though important historical links still exist such as Broad Highway. The long, quite narrow Main Street, gently unfolding to the eye through its curves and reaching a slight rise at St Helen’s Church, combined with the way buildings are grouped along it, creates a linear village street of distinct quality. Grass verges running faithfully along the street’s length contribute to this and act as a setting for the buildings. Buildings are mostly 18th Century and 19<sup>th</sup> Century groups of cottages interspersed by more imposing individual houses and farmhouses, clustered along the street frontage and linked by walls, or set behind small walled front gardens or hedges. The result is an attractively varied, yet rhythmical and very cohesive streetscape. Buildings are mostly 2 storey, predominantly in pinkish-brown brickwork with pantile roofs, and some Welsh slate or plain tile. Several valuable groups of farm buildings retain the agricultural character of the village, together with the outbuildings extending down the narrow plots behind the frontage properties, and the several lanes and yards that create spatial interest and intimacy. The historical evolution of the physical fabric of St Helen’s Church and the variety of materials used make for an unusual and arresting building. Its siting, the nearby trees and association with the attractive group of buildings adjoining, including the former schoolhouse, create an enclave of poignant character at the east end of the village. The simple qualities of the cottages and farm buildings are complemented by the heritage of the local vernacular detailing found in many of the more individually historic properties : including tumbled-in brickwork, eaves banding, brick coping to gables, string courses, flat window arches of gauged brick. There are many examples through the village of Yorkshire sliding sash windows. Wheldrake retains the strongly rural, pastoral character of a linear village founded in agriculture. Its legacy of historic buildings and the qualities of its streetscape also generate a distinct sense of place, of arrival from the isolated countryside.

The main elements of the character and appearance of the area are:

- (1) The surviving medieval pattern and its reflection in the form and layout of buildings.
- (2) The strong linear and cohesive character of the Main Street and Church Lane, arising from the grouping of buildings, boundary walls and the line of the street with its grass verge.
- (3) The rich legacy of historic buildings and local vernacular details, creating with the street pattern a distinct sense of place.

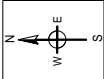


CITY OF  
**YORK**  
COUNCIL

9, St. Leonards Place, York, YO1 2ET Telephone: 01904 63161

**Conservation Area No. 26  
WHELDRAKE**

Conservation Area = 19.1 ha



DATE 21/2/1996

SCALE 1:2500 DRAWN BY JB

Drawing Number  
**CON 26**

Originating Group  
**Conservation**

Total Acres

Total Acres

## **ESCRICK (part)**

### **Conservation Area No 27 (1.8 ha)**

#### **Introduction**

The main part of Escrick Conservation Area is situated outside the City of York Boundary, all except the northernmost tip, to which this brief description relates. The Conservation Area as a whole was designated in 1992.

#### **History**

During the medieval period, the village was known as "Ascri" (Ash Ridge), but by 1600 the name Escrick was in use. Escrick was developed as an Estate Village by Sir Henry Thompson who acquired the village and the Hall in 1668. Sir Henry's great grandson, Beilby Thompson, inherited the Estate in 1742. Under this ownership the village extended towards York and the Church was relocated from beside the Hall to its present site on the York Road (A19). Part of this re-organisation involved stopping the main village street at the gates to the Hall and creating a by-pass which has become the present day A19. The village's sylvan character also evolved from the time of enclosure when the open land became parkland.

#### **Important buildings**

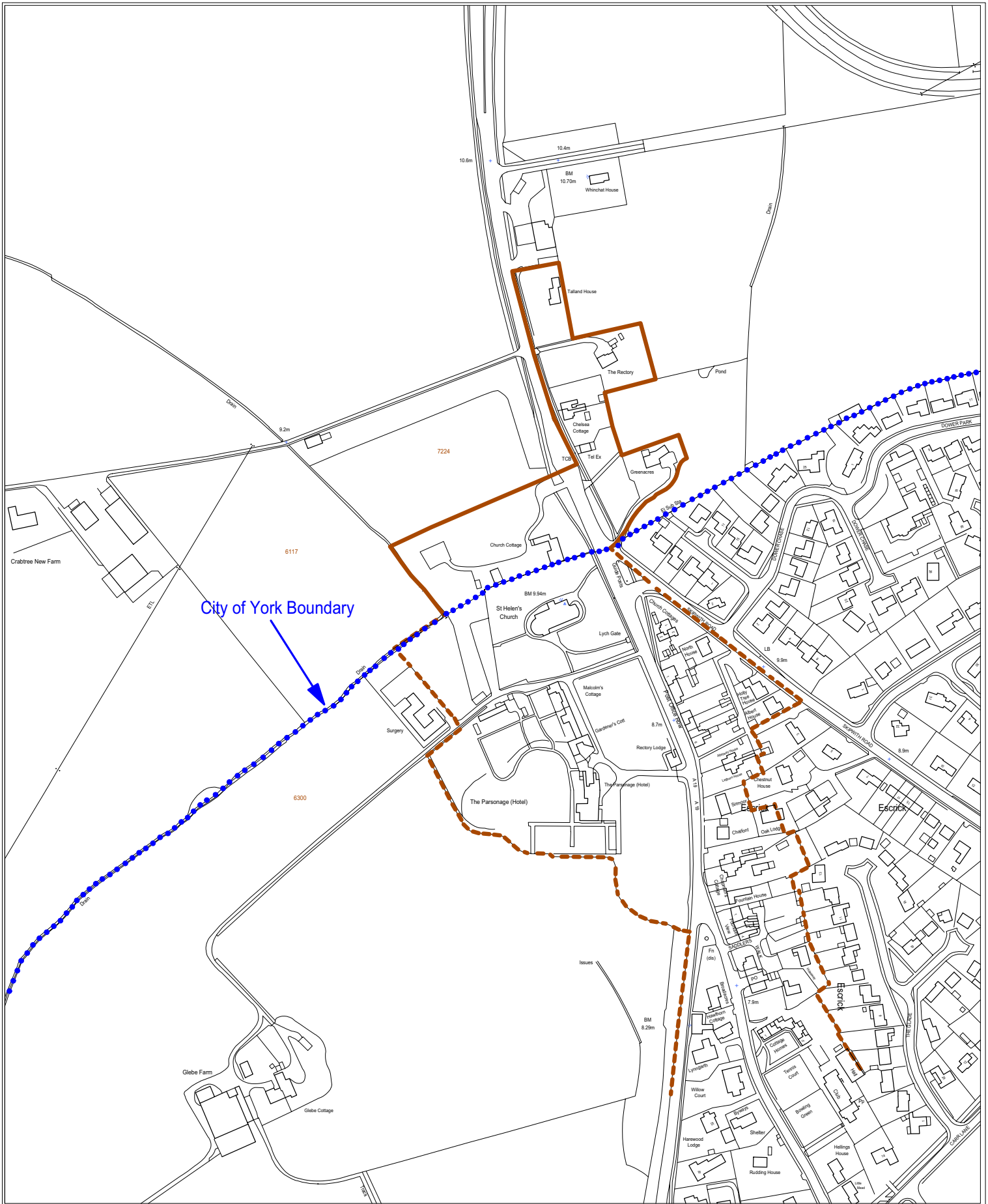
The village contains several listed buildings, including the Hall and the Church of St Helen and the adjoining rectory, now an hotel, located outside the City of York boundary.


#### **Character**

The special character of Escrick comes from its history as an estate village, with individually important buildings complemented by buildings of more modest architecture consistent in design. The whole village is given added unity by its strong and mature landscaped setting. The northernmost part of the Conservation Area is valuable as an approach route to this distinctive village with its unique history. The character of this approach, with buildings in a mature landscaped setting, views of St Helen's Church and the anticipation of the village ahead, make this an integral part of the wider Conservation Area.

The main elements of the character and appearance of the area are:


(1) The value of the northernmost part of the Conservation Area as an approach route and prelude to the main section of the village.



 Boundary of Conservation Area  
Area = 1.85ha



9, St Leonards Place, York, YO1 2ET  
Telephone: 01904 613161

 Conservation Area No. 27  
ESCRICK (Part Only)

SCALE 1:2500  
Originating Group Project DRAWN BY Denise Rowtree DATE 3/7/1996  
Drawing No. CON 27



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## **HESLINGTON**

### **Conservation Area No. 28 (31.29 ha)**

#### **Introduction**

Heslington Conservation Area was designated in 1969, and included the two streets known as Main Street and Heslington Lane, radiating from Heslington Hall and St Paul's Church in its landscaped setting. On 13 May 2004 following public consultation the Conservation Area was extended to include the Lord Deramore's Primary School and grounds, part of School Lane, the whole curtilages to the rear of properties on Common Lane, a larger extension to include Boss Lane and adjoining fields and paddocks beyond Main Street, and to the north of the village the wider setting behind Heslington Hall bounded by the outer edge of the University of York's building complexes and lake shore.

#### **History**

Heslington possibly originated as an Anglian settlement. Little is said about its economic state at the time of the Domesday survey (1086). The characteristic medieval field pattern became established, with long, narrow plots of land extending to the back lanes. To the south-west the surviving path of Boss Lane is on the line of the road that freeholders used to reach their commons. Not until 1884 did Heslington become united as one civil parish, previously having been divided into the parishes of St Lawrence, York and St Paul's Heslington. The boundary between the two cut across Main Street, just south of Heslington Hall. The estate of Lord Deramore, centred upon Heslington Hall, was finally split up and sold in the 1960's. York University campus, with the Hall as its administrative headquarters, was developed from this period. Heslington's population in 1931 was 447, little changed from the 1801 figure and is estimated to be about 3700 today.

#### **Important Buildings**

Heslington Hall (1565 - 1568) was built as a country house for Sir Thomas Eynns, with rebuilding of 1852-4 by PC Hardwick for Yarburgh and later additions and alterations. The interior of c. 1903 is by W Brierley. The Hall is constructed in red brick (in English bond) with sandstone ashlar dressings, some magnesian limestone blocks exposed to the rear, and a plain tile roof. It is listed grade II\*. Heslington (Anglican and Methodist) Church, dating from 1858, was designed by J B and W Atkinson, with the addition of Church Rooms in 1973 by R G Sims and is listed Grade II. A considerable proportion of buildings in the Conservation Area are listed; most 18th century and 19th century houses and farmhouses. These include the Manor House (mid-late 18c.) set in walled grounds and The Little Hall (grade II\*) inscribed and dated 1734.

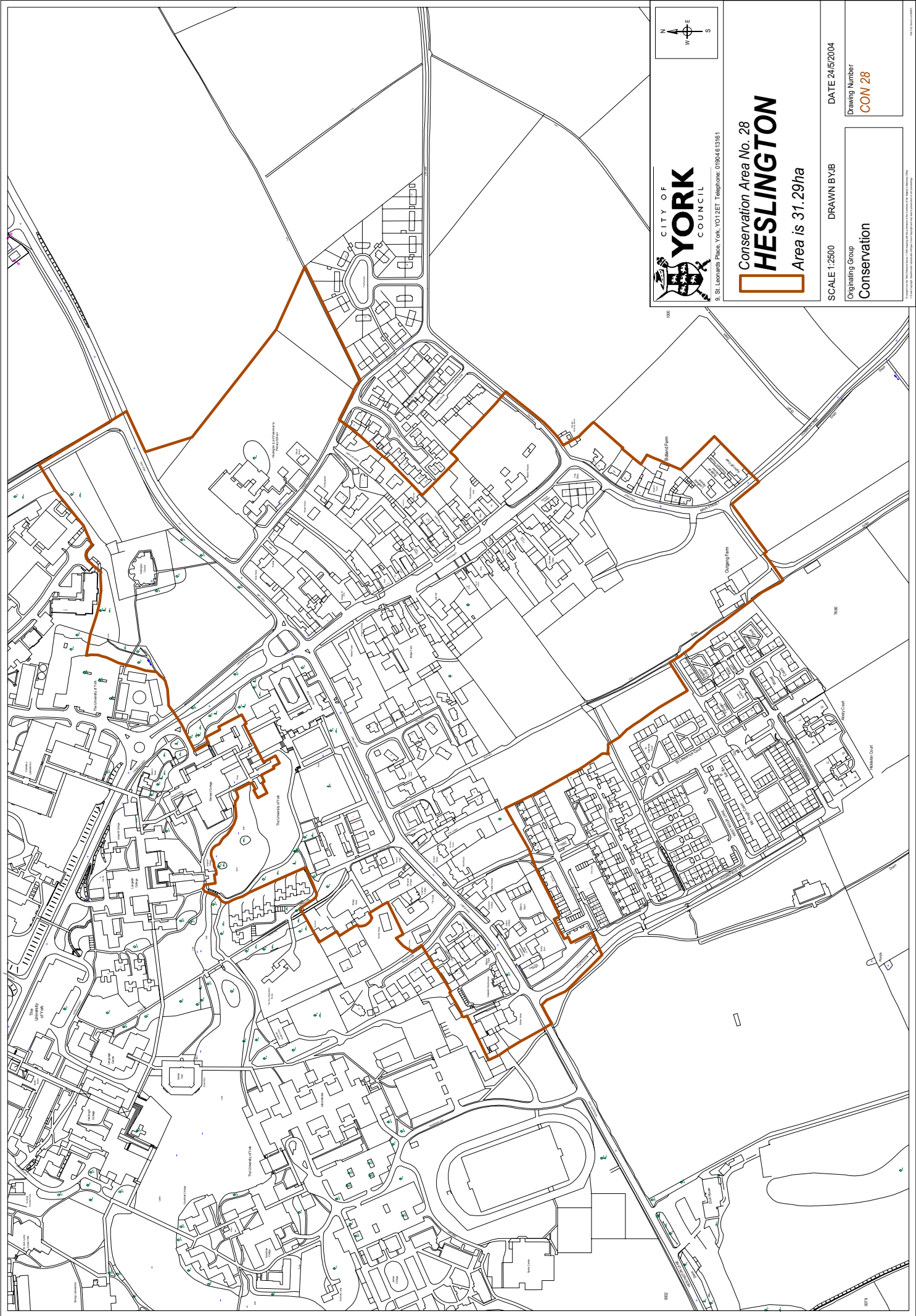
#### **Character**

The Conservation Area has a richly varied character, with Heslington Hall as its centrepiece. The University Complex is adjoining, yet the village retains a strong sense of its own identity. The rural parkland character of the land alongside Field Lane is not only important as the setting for Heslington Church, but also for the Hall. Visually, the intrusion of the busy road junction is offset by the mature trees alongside the road and within the grassed central reservation. Heslington Lane enters the village from the open fields which maintain the separate identity of the west side of Heslington from York's suburbs. The lane has a distinct linear character : front boundary walls and buildings, in turn, forming its frontage. After curving gently, with grass verges, the lane straightens and leads unerringly to the hub of the village with the side wall of Heslington Hall's grounds a strong feature. The view ahead is enclosed by the trees at the road junction. Along the lane is an attractive mixture of 18c and 19c houses and cottages, including the farm buildings of Walnut Farm and the Hesketh Almshouses (1795). Spring Lane reveals enticing glimpses of the grounds of Heslington Hall. On the opposite side of Spring Lane is a quiet enclave of

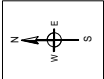
houses tucked amongst trees. Here the University complex is close at hand, yet is not really apparent because of the landscaped and walled character of the area. Main Street also leads from the countryside to the hub of the village, via Common Lane, The latter is lined by houses and cottages on just one side and gives views over the still traditional outer edge of the village. Paddocks and meadows are the setting for an informal cluster of farm outbuildings and barns, with the larger houses of the Main Street seen beyond. Main Street has many of the attributes of a complete village street in itself. Each end of the street narrows as buildings are set forward. This creates a pleasing entry to the more open character of the main section of the street, with its grass verges and several mature trees. Main Street retains a distinctly period atmosphere, because nearly all the buildings are 18c or early 19c, a high proportion of them being listed. Many front directly onto the street, forming its subtle curve and slight variations in width. Buildings are two-storey, usually detached or in short terraces, and closely spaced with narrow gated entrances or side lanes running between them. The subtle variations in frontage width and architectural detail of buildings is typical of a rural village. The traditional multi-paned or four-paned sash windows are intact in most properties. The predominant building materials are pinkish brown brick with roofing of pantile and some plain tile and Welsh slate. A red detail brick is often found. Manor House and Little Hall are set in spacious grounds, with their front garden walls maintaining the continuity of the street frontage.

The main elements of the character and appearance of the area are:-

- (1) The magnificence of Heslington Hall at the hub of the village; in both a physical and social sense the bond between the traditional village and the new University complex.
- (2) The way in which Heslington retains its own identity, with a rich heritage of streets, vernacular buildings, trees and open spaces.
- (3) The linear street qualities of Heslington Lane and Main Street, each individual in its own way.
- (4) The charm of the rural setting of the south-west outer edge of Main Street. The visual unity of the street itself, in having retained so much of its traditional form and building fabric.



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Conservation Area No. 28  
**HESLINGTON**

Area is 31.29ha

DATE 24/5/2004

SCALE 1:2500

DRAWN BY: JB

Originaling Group  
**Conservation**

Drawing Number  
**CON 28**

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## **STOCKTON–ON-THE-FOREST**

### **Conservation Area No.29 (20.25ha)**

#### **Introduction**

The Conservation Area was designated on 3<sup>rd</sup> August 1998 following public consultation and includes the historic core of the village, along The Village (the main street) together with Stockton Hall and its grounds and a frontage of early 20c housing opposite the Hall.

#### **History**

The Domesday Survey (1086) refers to the village as 'Stochthun'. By 1148, this had become 'Stoketon' and 'Stockton on the Moor' by 1388. The current name comes from the 19<sup>th</sup> century. Originally the name may have arisen because the village was built from, or surrounded by, the 'stocks' or trunks of trees in the Forest of Galtres. In the medieval period the typical 'toft and croft' plot layout was established, surviving remarkably well to this day. The population of the village was 403 in 1901 and still only 479 by 1951. More recent suburban expansion saw this rise to 1280 in 1985.

#### **Important Buildings**

Stockton Hall is the village's most imposing individual house, now used as a hospital. It dates from c1800, built in brick with a Welsh slate roof, and is listed Grade II as are the adjoining stables. Along The Village are several houses and farmhouses which are also listed, dating from the early 18c onwards. One of the earliest is No. 77 (Park Farmhouse) which has a three cell lobby entry plan. Other valuable and interesting buildings include Holy Trinity Church, built in the Gothic style of 1843, with its distinctive spire.

#### **Character**

The village street of Stockton-on-the-Forest has been extended by recent suburban housing in the form of 'ribbon' development. However the historic core of the village remains largely intact: in particular the traditional layout of long narrow plots extending back from the street frontage; and notably the relationship between the charmingly 'higgledy piggledy' paddocks and outbuildings at the outer edges of the village, and the open countryside beyond. From that countryside the village is tucked amongst its trees and hedges, and retains a very rural setting. Several tracks lead from village street, through remaining paddocks or alongside existing or former farm buildings, and out into the countryside.

Behind the Village Street is a valuable legacy of attractive vernacular farm buildings and outbuildings, some now in disrepair, yet still part of the hierarchy of village buildings forms that Stockton-on-the-Forest displays so well.

The Village Street is composed mostly from detached houses and cottages, dating from the early 18c onwards. Each is set in its own trim walled garden or hedged boundaries, with small front gardens. The street itself is almost straight, but entered from bends at each end which add an element of definition and surprise. There has been some recent infill development of a neutral character, but overall the street retains a charming rural quality, with the informal mixture of houses and cottages unified behind their frontages of hedges or in a setting of trees. Between the buildings are occasional glimpses out to the open countryside framed by the walls and outbuildings extending down the long narrow plots. Materials are predominately brick with clay tile or Welsh slate roof and interesting examples of different types of brickwork bonding.

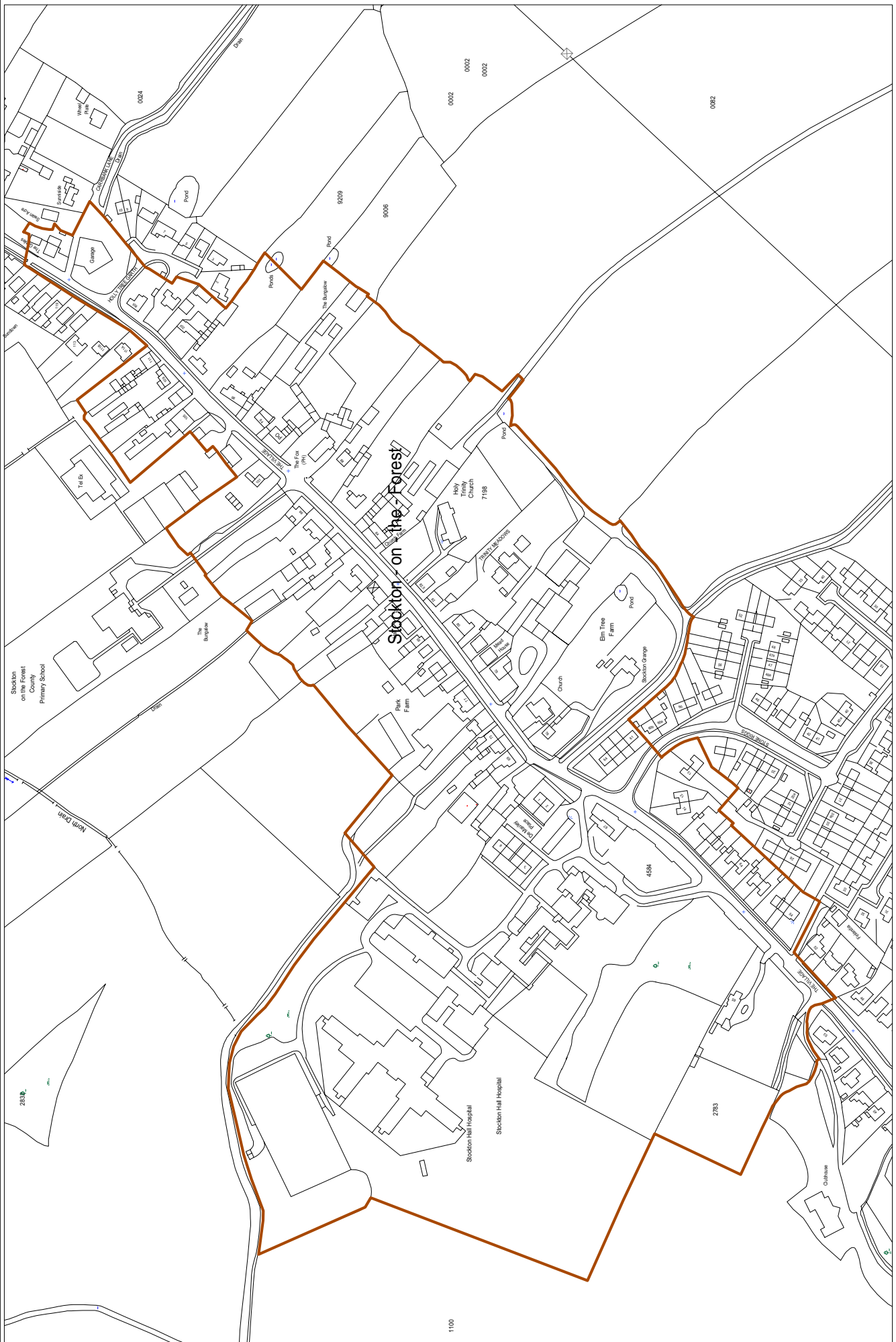
The formality of Stockton Hall and its grounds are a contrast to the rural informality of The Village. The Hall is flanked by woodland which defines the western edge of the historic village. The grounds to the rear of the Hall and the Walled Garden are

essential to the setting of the Hall and historically important. Opposite the Hall the street frontage is formed by early 20c housing, reminiscent of the garden suburb movement with attractive pantile roofing sweeping down to the low set eaves.

The main elements of the character and appearance of the area are:

- 1) The way that the traditional village form has survived in its rural setting.
- 2) The overall character of The Village street, with its informal mixture of houses and cottages in a unified setting of hedges and trees.
- 3) The valuable legacy of farm buildings, outbuildings and paddocks that create a 'soft' and natural looking rural edge to the village.
- 4) The formality and stature of Stockton Hall, its grounds, Walled Garden and defining woodland.





 **Boundary of Conservation Area**  
**Area = 20.25ha.**



**Conservation Area No. 29**  
**STOCKTON - ON - THE - FOREST**

SCALE: 1:2500  
 Draughting & Presentation  
 DRAWN BY: JB

DATE: 3rd December 1998  
 DRAWING NO: PE/98/188

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## **FULFORD VILLAGE**

### **Conservation Area No.30 (24ha)**

#### **Introduction**

The Conservation Area was designated on 12<sup>th</sup> November 1998 and includes Main Street as the focus of the village's historical development and areas extending behind Main Street, which are part of the historic field pattern and landscape setting of Fulford. These include the former medieval back lanes, known as Fenwick's Lane and School Lane.

#### **History**

Fulford originated as two villages: Water Fulford and Gate Fulford. Not until 1828 did they become one parish known as Fulford Ambo, that is "both Fulfords", though physically the settlements remained separated by open fields along the riverside. The Conservation area covers Gate Fulford, now usually just called Fulford.

At the time of the Domesday Survey (1086), Fulford was known as "Foleford" or "Fuletorp", referring to a ford across the stream probably now known as Germany Beck: "ful" infers muddy, a feature evident to this day in some of the lanes leading down to the river. Fulford may have originated along the Roman road from York to Doncaster, and the village grew upon the ridge of the slightly higher land between the River Ouse and the low-lying Tilmire area.

Sometime after 1086, the Manor of Fulford passed from Morcar, Earl of Northumbria, to St Mary's Abbey. It is not known why the early 12<sup>th</sup> Century Church of St Oswald's is sited so far from the present village. Germany Beck probably originates from a mid-13<sup>th</sup> Century reference to "German de Brettgate" of whom a possible descendant acquired in 1483 a toft and croft that included a bridge over the beck. Fulford extended nearly to the City Walls of York. In 1759 common land was enclosed to form Walmgate Stray and by 1884 the northern part of the parish became part of York. The village remained a mainly farming community into the 20<sup>th</sup> Century. In 1892 it was described as "...amidst some rich pastoral scenery" (White: Directory of East Yorkshire). By the mid-19<sup>th</sup> Century, Fulford Show was flourishing and continues to this day. During the 20<sup>th</sup> Century, the addition of new housing areas has seen the population of the parish rise from about 1,400 in 1911 to over 3,000 people today.

#### **Important Buildings**

The Church of St Oswald on Main Street dates from 1877-8. It was designed by J.P.Pritchett in a Gothic Revival style, built in a sandstone masonry with ashlar dressing and Welsh slate roof and is Listed Grade II. Several of the houses along Main Street and just south of Heslington Lane junction are Listed Buildings dating from the 18<sup>th</sup> and 19<sup>th</sup> Century, including Fulford House (now the Pavilion Hotel) set in its own ground. Off Fenwick's Lane, Delwood Croft, also listed, is similarly set in extensive grounds. Fulford contains several other good examples of houses and cottages of various periods and architectural styles which contribute to the village's overall character.

#### **Character**

There is no complete break in the built-up area between York and Fulford, yet the village has its own sense of identity (reflected in the way people refer to "Fulford Village") in the unity of its character, historical form and setting.

**Main Street** has become a busy traffic route, yet is still essentially a village street. From the south it is entered from open fields near the junction with Fordlands Road, formed by an attractive group of Edwardian cottages. The street curves gently, with grass verges and the short terraces of mostly 18<sup>th</sup> and 19<sup>th</sup> Century building fronting directly onto the street, or sometimes set behind small front gardens. These elements

are each important in creating an attractive linear village street, with a gradually unfolding sequence of views. It is cohesive overall, despite interruptions to its traditional character from some recent developments. Along parts of the street, the grass verges and footpaths are slightly higher than the vehicle carriageway, adding to the village character and giving an extra degree of separation from the traffic flow.

Fulford possesses a wide variety of buildings, from small 18<sup>th</sup> and 19<sup>th</sup> Century cottages to larger farmhouses and elegant Georgian and Regency houses. Main Street provides a cross-section of these, including buildings such as the Pavilion Hotel set in landscaped grounds. Indeed, the three groups are an important feature of the village's character. Those at the southern end of Main Street provide an enclosure to the views along the street. There is a subtle change in the massing of the buildings as the junction at Heslington Lane is approached; with the introduction of some three storey buildings and a slight narrowing of the street. The village character is carried part-way along Heslington Lane by Victorian and Edwardian housing. The entry to Main Street from York is marked by tree-fringed, open fields to one side and St. Oswald's Church and a group of 18<sup>th</sup> Century buildings on the other.

The areas behind the frontage of Main Street are also an integral part of the village, based upon medieval back lanes, now known as Fenwick's Lane and School Lane respectively. Narrow lanes cross **Fenwick's Lane**, descending to the riverside Ings. Boundary walls and railings, with copses of mature trees and holly bushes create a strongly rural character. The contrast between the cultivated gardens of the large houses along Fenwick's Lane and the "wildness of the Ings" is a striking feature, defining the edge of the settlement. Between Fenwick's Lane and Main Street some of the traditional paddocks remain, with the attractive irregular outline formed by the rear of the buildings on Main Street. South of Fenwick's Lane, recent developments make for a less cohesive character. However, this area contributes to the Conservation Area, being part of the historic village setting against the Ings, and does include pleasant examples of early 20<sup>th</sup> Century housing.

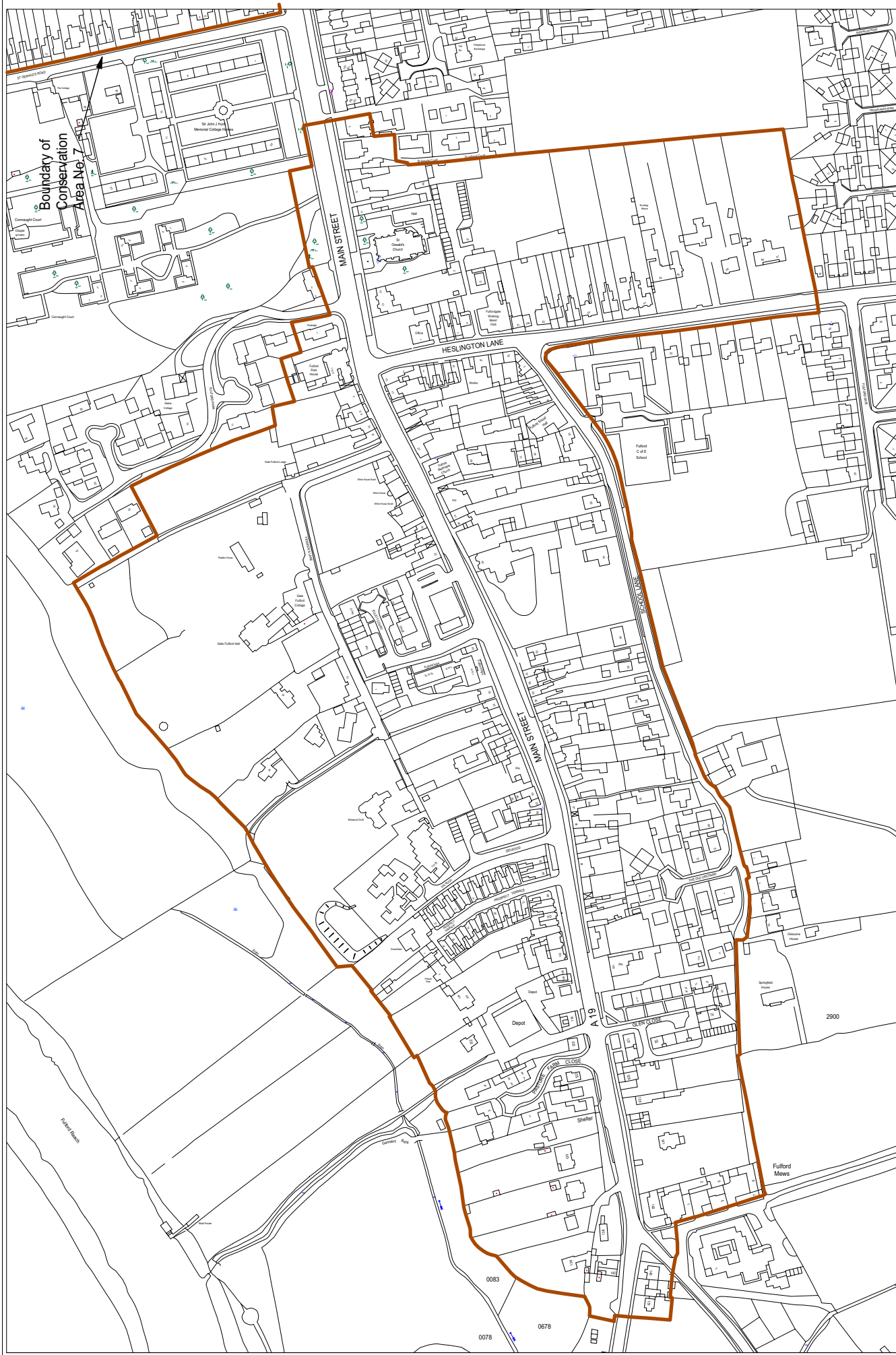
**School Lane**, in its northern section, retains a walled character with the traditional long, narrow-fronted plot boundaries still evident, even though there has been considerable infill development. These characteristics occur again at the southern end of the lane.

The predominant building materials in Fulford are pinkish-brown brick, with pantile and some Welsh slate roofing. Most of the older properties retain their traditional four-paned or multi-paned sash windows. These elements are important in maintaining the sense of scale and detailing associated with a rural village.

The main elements of the character and appearance of the area are:

- 1) That Fulford retains so much of its own identity, despite the presence of traffic and not being separated from the built-up area of York.
- 2) The surviving historic street pattern and the way this has evolved, especially on Fenwick's Lane, into areas of a strongly rural, secluded character so close to the bustle of Main Street.
- 3) The linear village character of Main Street and the gradually unfolding views along it.
- 4) The contrast between the character of the Ings and gardens at the western fringe of the settlement.

- 5) The attractive mixture of cottages and larger houses, ranging across different styles and periods, but with a shared sense of scale and unity of building materials.
- 6) The contribution of trees to the setting of the village and views within it.




**Boundary of Conservation Area**  
 Area = 24ha.



**Conservation Area No. 30**  
**FULFORD**

SCALE 1:2500  
 Drawing Office  
**Draughting & Presentation**

Project  
 DRAWN BY: JB

DATE: 27th November 1998  
 DRAWING NO: PE/98222

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York City Council LA 00907L



## **STRENSALL RAILWAY BUILDINGS**

### **Conservation Area No.31 (1.58ha)**

#### **Introduction**

This conservation area was designated on 6 November 2001 following a request from Strensall and Towthorpe Parish Council.

#### **History**

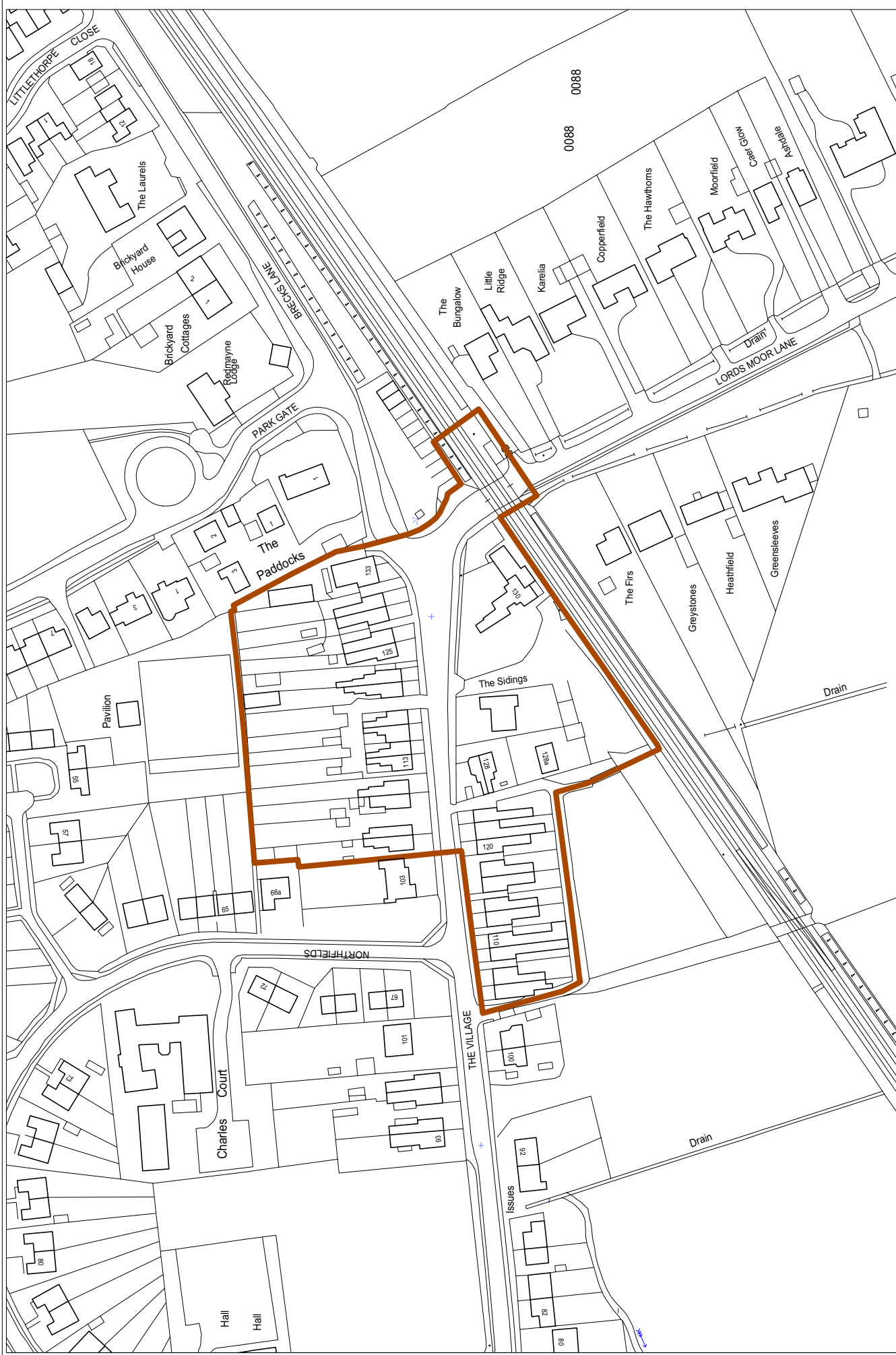
The east end of Strensall was developed from the mid-1840's as a result of the building of the railway with its former station, and marks the first expansion of the village outside its historic core.

#### **Important Buildings**

The old station is a listed building, which forms a group with the signal box. It is the last remaining building of its kind on the York-Scarborough line.

#### **Character**

This is characterised by the late 19<sup>th</sup> century terraces of small brick-built houses erected for both the railway workers and those employed at the local brickworks.



Boundary of Conservation Area  
Area = 1.58ha



Conservation Area No. 31  
**STRENSALL RAILWAY BUILDINGS**

SCALE 1:1250  
Engineering Office  
Project  
DRAWN BY JB  
CON 31



DATE 27/02/02  
Project  
CON 31

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## **TOWTHORPE VILLAGE (8.81ha)**

### **Conservation Area No.32**

#### **Introduction**

This conservation area was designated on 6 November 2001 following a request from Strensall and Towthorpe Parish Council.

#### **History**

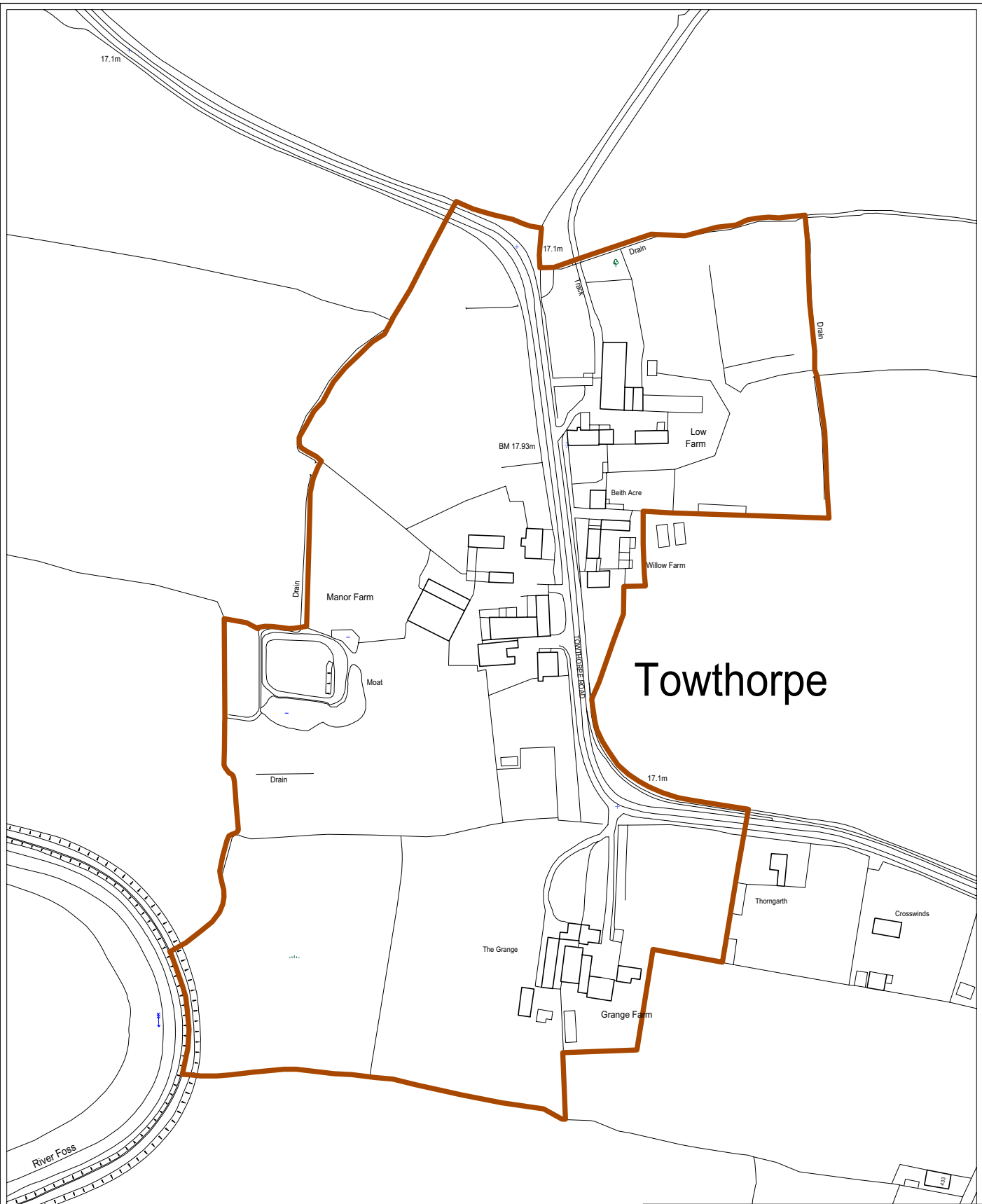
Towthorpe is a small hamlet which has survived as a peaceful cluster of 19<sup>th</sup> Century or earlier brick farmhouses and farm buildings set in the countryside.

#### **Important Buildings**

The area includes Towthorpe Moat and also Low Farmhouse, a Grade 2 listed building which retains the original internal doors and baluster staircase.

#### **Character**

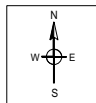
Towthorpe Village is an unchanged group of farm buildings in their countryside setting. It contains a number of 19<sup>th</sup> Century or earlier brick buildings of uniform scale, some of which are houses which have later been converted into agricultural dwellings. The area has a distinctive countryside character, reminiscent of the rural parts of the Vale of York.



# Towthorpe



9, St. Leonards Place, York, YO1 2ET Telephone: 01904 613161



**Conservation Area No. 32**  
**TOWTHORPE**  
 Boundary of Conservation Area  
 Area = 8.81ha

SCALE 1:1250    DRAWN BY JB    DATE 27/3/2002

Originating Group  
 Draughting & Presentation

Drawing Number  
**CON 32**

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## **DUNNINGTON**

### **Conservation Area No.33 (11.9 ha)**

#### **Introduction**

Dunnington Conservation Area was designated on 13 May 2004, and includes the historic core and main approaches to the village in a 'T'-shape formed from Church Street, York Street and Common Road.

#### **History**

It is possible that pastoral migrants of the Iron Age were the first settlers, though artefacts from that time are scarce. In the early sixth century Anglo-Saxons settled in the Vale of York and their pattern of farming remained little changed until the eighteenth century. In the Domesday Book of 1087, the village appears as Dodintone and Doniton. The only enclosed lands at that time were the tofts, crofts and meadows near the village manors. However, by 1770, nearly all Dunnington Common was enclosed. During the nineteenth century agricultural produce was increasingly needed to feed the growing, nearby urban population and ancillary industries developed such as the making of agricultural implements. Dunnington was notable for Chicory, and there were possibly 12 kilns for processing by the mid nineteenth century. As with many villages, recent decades have seen considerable housing expansion for commuters. The population of Dunnington and Grimston was 481 in 1801, rising to 906 in 1861, and then declining slightly before reaching approximately 3,000 in 1994.

#### **Important buildings**

The Church of Saint Nicholas is Listed Grade II\* and has late eleventh century origins, with a twelfth century nave and lower stage to the tower, with subsequent additions and alterations and rebuilding in 1839-41 and 1877. It has an interesting mixture of building materials: limestone, sandstone, millstone grit with roofing of Welsh slate, red plain tile and leadwork.

The Village Cross (where the village streets meet) has a medieval shaft and later finial. Church Street contains several early nineteenth century houses that are listed. Similarly, several listed houses are found along York Street, dating from the early-mid eighteenth century.

#### **Character**

Dunnington has become one of the larger villages in the City of York area, due to extensive suburban style development. This has wrapped around the historic village centre, so that much of its original rural setting has been lost. However, the traditional village character within the historic centre itself remains strong and distinctive. It is made all the more interesting because of the street pattern, with Church Street, York Street and Common Road meeting at The Cross. Each street makes its own particular contribution to the overall character of the village, as follows:-

- CHURCH STREET still has a rural appearance. There has only been a limited amount of recent infill development. Its houses and cottages are given an attractive setting by the quite steep slope of the street, the grass verges, trees, hedges and front boundary walls. The street curves sharply at the upper end, making for a 'surprise' entrance to the village as you turn the corner. Behind Church Street is Garden Flats Lane, the line of a medieval back lane. Some paddocks survive, extending back from the frontage properties in Church Street.
- YORK STREET is the village "main street" in the sense of having shops and other facilities. There has been some unsympathetic infill development. Yet, overall York Street retains its character with a mix of individually attractive houses and groups of cottages. At the junction with Church Street stands the Cross, historically an important focal point for the village.

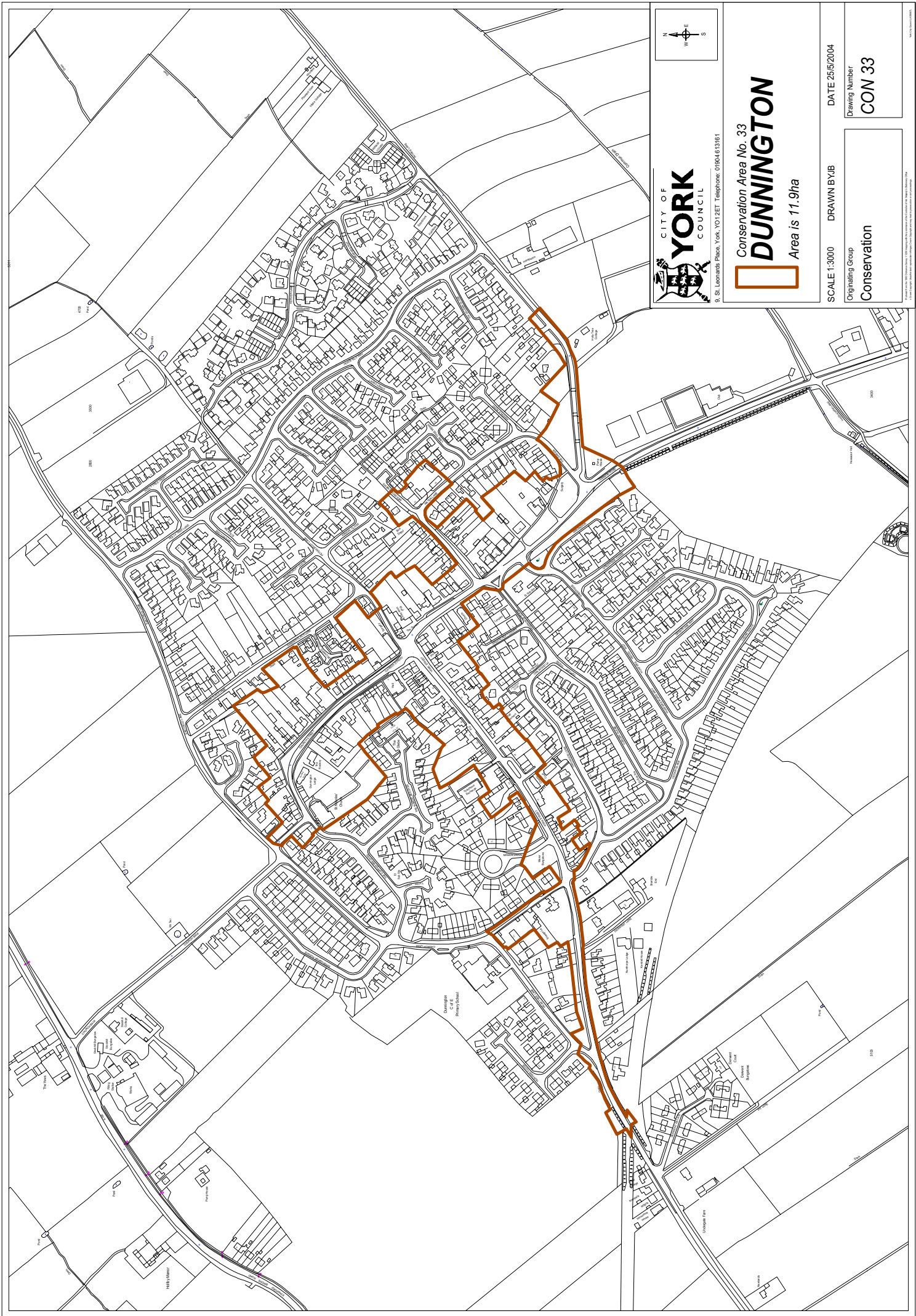


- South of the Cross, along COMMON ROAD the village character becomes more fragmented and straggling because of quite extensive recent development. However, there are still important links with the village's past: an attractive group of cottages on the south side of Water Lane; the Green with mature trees and the fine Dunnington House, making a pleasant entrance to the village that contrasts with the more tightly developed York Street and Church Street.

Buildings in Dunnington are predominantly 2-storeys in height, built in pinkish-brown brick, interspersed by white rendered buildings. A mixture of traditional roofing materials can be found, though pantiles predominate.

The main elements of the character and appearance of the area are:-

- (1) The way that the historic core of the village survives with such a strong and distinctive character, despite being almost surrounded by recent development.
- (2) The individuality of the main village streets, each in their own right; yet which combine to create the very attractive overall character of Dunnington.
- (3) The interesting topography and contrast between the quite enclosed village streets, and the more open area of the Green.
- (4) The sense of activity and focus for the community given by the shops and other village facilities.



CITY OF  
**YORK**  
COUNCIL

9, St. Leonards Place, York, YO1 2ET Telephone: 01904 613161



Conservation Area No. 33  
**DUNNINGTON**  
Area is 11.9ha



DATE 25/5/2004  
Drawing Number  
**CON 33**

SCALE 1:3000 DRAWN BY JB  
Originaling Group  
**Conservation**

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