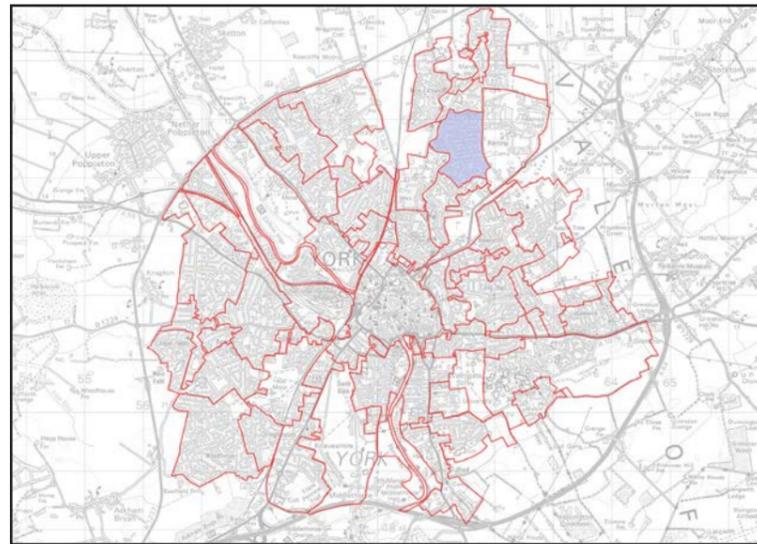
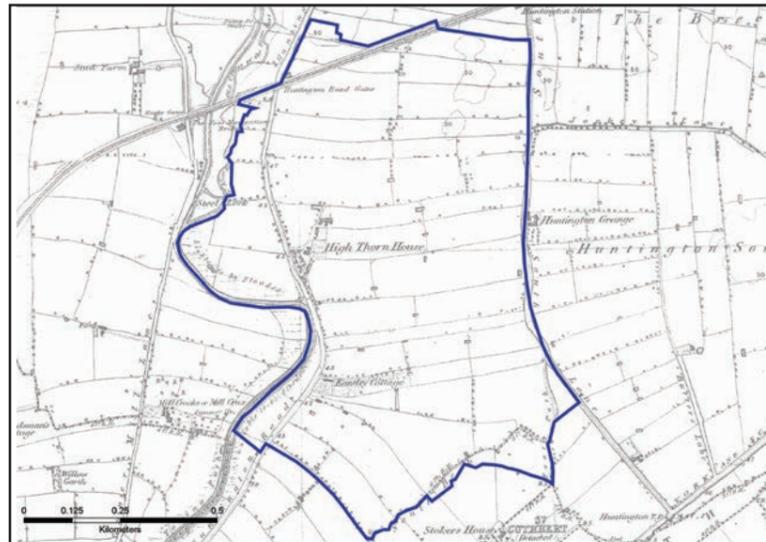


## Character area 45: Huntington south



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Inter-war and post-war housing spread over several planned estates of varying size. Several small housing developments from earlier and later dates also feature within this area. Generally, pattern book architecture although some pockets of individuality such as on Brockfield Road.

Roughly bounded by River Foss to the west, partly by the line of the former railway to the north (York to Beverly), New Lane to the east and social housing estates to the south

Slightly undulating land with high points at Brockfield Road and Orchard Gardens

Characteristic chocolate smell when factory in production

Includes Yearsley Grove Primary School

Suburban area surrounded by open space to east and west

Tenuous links to city

Approximate walking/cycling distance to the city centre from the centre of Highthorn Road 3.7km via Huntington Road

**Dominant Housing Type:** Post-war housing – one-two storey, semi detached, front and rear gardens and detached garages

**Other Key Housing Types:** Early 20th century detached houses, inter-war semi-detached houses and modern housing developments and commercial areas

**Designated Heritage Assets:** Water Meadows (Grade II listed building)

**Non-designated Heritage Assets:** Community educational and recreational amenities

**Key Views:** None

**Surviving historic roads and trackways:** Huntington Road and New Lane

## Archaeology and history

On the east side of New Lane, immediately outside of this character area, two Roman military training camps (EYO311) were identified in 2002 (one, a Scheduled Ancient Monument – 34718). These are some of only a handful known linked to the fortress of Eboracum. Others have been located on Clifton Moor and Bootham Stray.

The same investigations revealed evidence of prehistoric settlement and activity in the form of pit alignments, gullies and boundary ditches which indicates the potential for prehistoric settlement in the area. Land to the west has yielded evidence for a possible Roman villa or military site in the form of pottery, a wall and querns discovered within an enclosure in the late 1920s (MYO2267).

It is likely that the majority of the area formed part of the open fields of medieval Huntingdon. New Lane and Huntington Road may have originated from the medieval period as outgangs (generally for moving cattle to and from the fields) leading south from the village. The land, at some point, was ploughed attested by large swathes of medieval broad ridge and furrow identified on historic aerial photographs prior to development across the majority of the area.

During the mid 19th century a branch of railway (York to Beverley) cut through the rural landscape. Earsley Cottage and High Thorn House were the only buildings within the area. By the end of the 19th century Earswick Station on the north side of the railway was built.

The early years of the 20th century saw small scale residential expansion along Huntington Road to the south, close to the newly opened Huntington Road Brick Works. Earsley Cottage was renamed Yearsley Grove and small Oil and Fat Refinery opened on the west side of New Lane (previously known as South Lane).

Momentum gathered during the inter-war period with the creation of a small estate on the west side of Huntington Road bounded by River Foss and commercial buildings to the north of it.

Small streets on the east side of Huntington Road between Yearsley Grove and the railway were also constructed including some large detached 1920s buildings on Brockfield Road.

To the north-west the garden village of New Earswick was constructed during the early 20th century. During the inter-war period residential development had continued southwards following the roads leading from Huntington. To the south of this character area construction during this period included several social housing estates.

Following World War II the nature of the area changed from semi-rural to suburban as construction continued across the central and northern part of this area, effectively creating a continuous suburban area from the city to Huntington.

This was followed by smaller developments and Yearsley Grove Primary School, when land became available during the 1960s and 1970s. The majority of the southern portion of this area, on the former brickworks site and in small patches such as the former site of High Thorn House, is covered by late 20th century development.

## Character

This residential area contains five distinctive types of housing: late 19th to early 20th century terraces; inter-war; post-war; 1960s-70s; and late 20th to early 21st century housing developments, forming a large mixed suburban area spanning the 1890s-2000s.

The earliest extant buildings date between 1893-1912 and are on Huntington Road near the site of the former brickworks. These short rows of houses are known as Wrays Cottages. On the opposite side of Huntington Road larger, generally detached houses date from the same period. From the 1920s, Water Meadows a Grade II listed building stands on Huntington Road and substantial, individually designed detached houses on the adjacent Brockfield Road.

The inter-war construction phase in this area began on the east side of Huntington Road with Alexander Avenue and Yearsley Grove. On the west side Meadowsfield Avenue and Brandsby Grove were under construction although this estate was finished post 1945. These houses are predominantly two storeys, private, semi-detached and short linked terraces. The pattern of development follows a generally linear street pattern when compared to later development in the southern half of the area. Brockfield Park Drive, an inter-war extension of Brockfield Road and Doriam Drive contain circular windows on the side of the houses. Many of these have been removed or obscured through the creation of extensions and garages to the side of the buildings. The inter-war housing has perhaps changed the most. For example, extensions to either side of many semi-detached properties have created a 'merging' effect giving the impression of a continuous line of houses.

Housing on Yearsley Avenue retains approximately 60% of the typical 1930s arched porch. The houses in this street and in the Meadowfield Drive area all contain two storey bay windows; however these feature in a range of convex and square windows featuring five-six pane convex windows to three pane rectangular windows. The latter being the predominant type on Meadowfield Drive.

Square door frames and the use of red/brown weatherboards are the predominant design type in this estate. These differences are possibly due to the post-war completion of the estate.

Hipped roofs are evident on all inter and immediate post-war buildings in the area.

To the north of Whitethorn Close, the former grounds of Highthorn House, several fields were purchased to create streets such as Whitestone Drive with several cul-de-sacs leading from it. Two storey semi-detached housing, featuring hipped roofs, arched porches (50% unaltered) and double convex bay windows containing five panes are common immediately north of Alexander Avenue, possibly dating to the late 1930s. Variations in style occur, for example, Scawton Avenue contains square doorframes, four pane convex bay windows and c. 90% paved front gardens with c. 70% garage extensions. This street also contains short linked terraces. Gormire Avenue contains a mixture of square and arched porches, 75% of which have been enclosed.

Alexander Avenue contains typical short linked terraces, as well as semi-detached buildings. The houses generally contain brick on the ground floor and are pebble-dash or painted on the upper floor. Rectangular three pane windows on the two floors are common although some have been enlarged or replaced with bay windows. As with similar housing elsewhere, front gardens have been converted into driveways and end links have occasionally been extended.

Post-war development is predominant in this character area. After 1945 building continued eastwards infilling agricultural land between Huntington Road and New Lane. The housing here is constructed in a mix of styles, including bungalows and dormer bungalows, nearly all being semi-detached properties. Bungalows make up the majority of post-war housing north of Whitethorn Close. These were constructed in the late 1950s to complete the housing estates begun in the 1930s such as those on Meadowfield Drive.

The bungalows contain a mixture of hipped and pitched roofs predominantly featuring a side entrance five pane rounded bay window and rectangular window (sometimes three paned).

Loft extensions exist, for example on Merlin Covert, but are not a predominant characteristic.

A very small number of solar panels are visible. A small commercial area of one storey units on the corner of Kestrel Wood Way serves the local estate.

To the south of Whitethorn Close, semi-detached housing is the predominant style. These are similar to the inter-war style although they have smaller bay windows and no porches. Bungalows in this area, such as those on Briar Drive are generally semi-detached, with two windows to the front and a side entrance featuring low boundary walls.

Whitethorn Close and Highthorn Close were constructed in the 1960s from land attached to Highthorn House. This 'estate' is linked by roadway to the earlier housing to the north and the south. Whitethorn Close contains semi-detached buildings, with pitched roofs, two chimneys and front and side facing entrances. Bay windows and low boundary walls feature but in a complete mixture of styles. Some detached bungalows also exist here. Parking is provided by driveways in most cases although some front gardens have been converted to accommodate a second car.

1970s construction was limited to the northern area, such as Willow Glade, following the abandonment of the railway line and later to the south on Whenby Grove, as an extension to Yearsley Grove. The houses on Whenby Grove are pitch-roofed, semi-detached on the north side and detached on the south, with rectangular ground and first floor windows and square box room windows. Some houses contain a lower four-pane bay window. They do not contain a porch, but all feature a drive and detached garage to the rear. Relatively few houses have been extended.

Willow Glade houses, built in the earlier part of the 1970s are predominantly semi-detached. In contrast to those on Whenby they originally contained no front boundaries although now, approximately 90% have some form of enclosure. They have a more horizontal emphasis with elongated rectangular windows on both floors. Garages are attached and set back from the roadside – many have been altered although not extended. Flat porch roofs and coloured weatherboards between the upper and lower floors are common features.

South of Whenby Grove residential and commercial developments spanning the 1980s-2000s exist on the former brickworks site. Waterdale Park, on Huntington Road, has been designed to look similar in age to early 20th century houses to the south, featuring mock sash windows for example. The modern dwellings tend to be smaller than those built previously and follow a more sinuous, high density layout comprising of three to four storey flat blocks, linked terraces as well as semi-detached and detached housing. These houses retain almost all their original features with the exception of single glazed windows from the older properties.

## Significance

**Archaeology:** The topography of the site contains a significant proportion of relatively low lying ground including a possible early course of the River Foss. The potential for prehistoric or Roman settlement or activity may be limited.

The area remained relatively undeveloped, agricultural land during the medieval period attested by large swathes of broad ridge and furrow known from historic aerial photographs.

**Architecture:** The 20th century suburbs to the south of Huntington contain many architectural styles from the early 1920s to the early 21st century. Although perhaps not much aesthetic or architectural value may be placed upon the buildings in this area, they provide a good example of how this suburban area of York has grown over the past 100 years. Many of the post-war houses retain many original features and character but are devoid of anything architecturally unique.

**Historic:** The older, more established estates hold more communal value and provide a sense of identity for the local community. The provision of a school within the residential area adds to the sense of place allowing children to be educated and socialise in the place in the area in which they live.

Two historic routes run either side of this area, Huntington Road and New Lane. Approximately 70% of historic field boundaries identified on the 1852 Ordnance Survey map survive and are particularly well preserved in the northern half of the character area. Alexander Avenue, for example, is bounded by former 19th century field boundaries – now represented by fence lines. In the southern half of the area a possible medieval field boundary may exist between Birch Park and Bell Farm estate (council housing to the south). This boundary, along with South Beck, forms a division between York Parish and Huntington Parish. Where South Beck is culverted its course is preserved as a fence line between Boundary Close and Geldof Road.

High Thorn Road has taken its name from the former High Thorn House the site of which is now occupied by Bramble Grove, a modern development within a 1960s estate. Yearsley Grove, an inter-war street has gained its name from Yearsley Grove a public house (demolished 2013). Generally street names within this area do not reflect any historical events or buildings as nothing existed before them. Some do reflect the rural nature of the area prior to development.

One of York's best known characteristics is its chocolate/sweet production, each factory having its own distinctive aromas. The smell emitted from the Nestle/Rowntree Factory can be experienced in the 1980s housing in the southern half of the character area.

**Streetscape components:** The inter-war streets are typical of the period. They are wide and contain grass verges and paved and asphalt footways. Mid to late 20th century footways are generally asphalt. Carriageways are predominately asphalt throughout. Signposted cycle routes run through the estates.

The 1960s housing contains wall mounted and free standing street signs, lamp posts and low free standing boards. Several older free standing street signs exist such as on Redthorn Drive which are black with white lettering. These are quite distinct although several other examples have been noted in post-war estates south of Stockton Lane, south of Osbaldwick and to the north east of Huntington. The Redthorn Drive signs are generally in a poor state having been vandalised.

Street lighting across the area is generally provided by a mixture of concrete and modern metal columns. Late 20th and early 21st century developments use contemporary styles of signage and lighting. Solar panels are very rare.

**Aesthetics:** The suburban area containing a complete mix of 20th century residential development and is distinct from the historic village of Huntington, social housing and commercial areas which surround it.

There is very limited open space within the character area, although open spaces are visible west of the Foss and out towards the east of New Lane across the cemetery.

## Opportunities and recommendations

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

Opportunities for improving the quality and consistency of contemporary street furniture and the public realm should be identified, in particular the enhancement of existing pedestrian surfaces, cycling facilities and upgrades of existing street furniture. This should be undertaken following guidance contained in the City of York Streets and Spaces Strategy and Guidance (City of York Council, 2013).

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

Wherever possible and practical, it is strongly recommended that inherited historic landscape grain evidenced through post-medieval and 19th century former field boundaries should be enhanced and conserved. These play a key role in explaining the historic development of the area.

Where historic boundaries have been identified, either as surviving hedgerows or where retained as part of historic development, efforts should be made to ensure their continuing survival as part of any future development opportunities.

Great care should be paid to the retention of socially valued buildings and spaces with appropriate weight given to local opinions.

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

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

The 1930s-1980s housing estates still retain a large number of original architectural and streetscape features. It is recommended that further erosion of the original aspects of the estates, as well as changes such as garden to driveway conversions and inappropriate extensions should be monitored and avoided where possible.

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

Despite their age and text book appearance the styles and features of the more contemporary housing estates should be noted to inform future proposals and monitor change. Any further housing development in this area should attempt to match existing modern housing in terms of style, material and proportions.

There is an opportunity for this study to be used as baseline data for the local community to develop local priorities, encourage community cohesion, recognise and improve the quality of their environment and strengthen a sense of place.

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

## Character Area 45: Images



*Wrays Cottages, Huntington Road*



*Entrance to Brockfield Park Drive. Note the extensions and solar panels to houses and the concrete planter to the right.*



*Corner of Meadowfield Drive and Huntington Road*



*1920s housing on Brockfield Road*



*Example of alterations and extensions to inter-war housing and gardens on Doriam Drive*



*1960s architecture on Whitethorn Close*



*Inter-war architecture on Meadowfield Drive*



*Doriam Avenue*



*1960s architecture on Highthorn Road*



*Redthorn Drive signage*



*Ferguson Way*



*Green Court*



*Kestrel Wood Way shopping area*



*Flats on Theresa Close*



*Boundary Close*



*Late 20th century architecture on Whenby Grove*



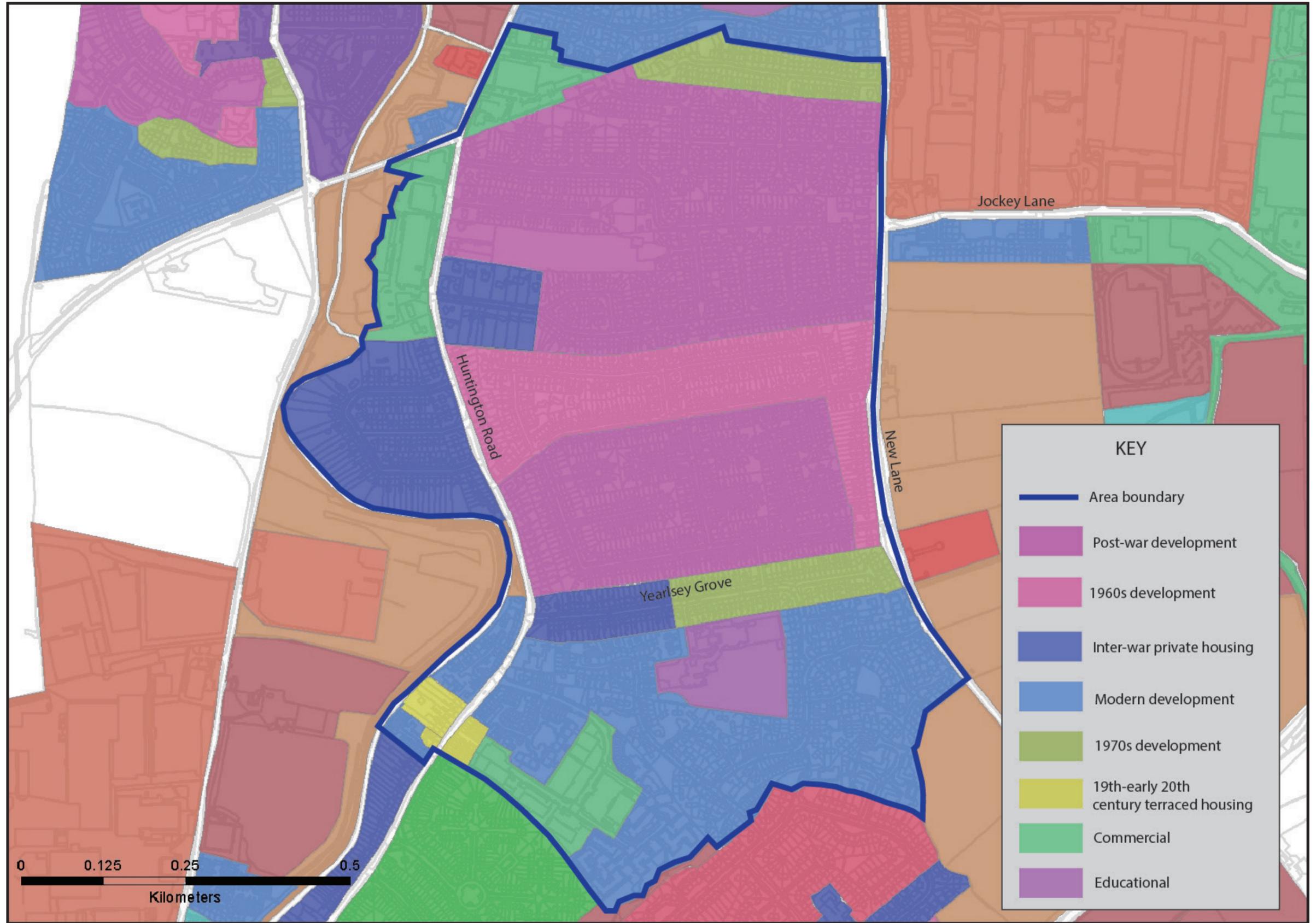
*Birch Park*



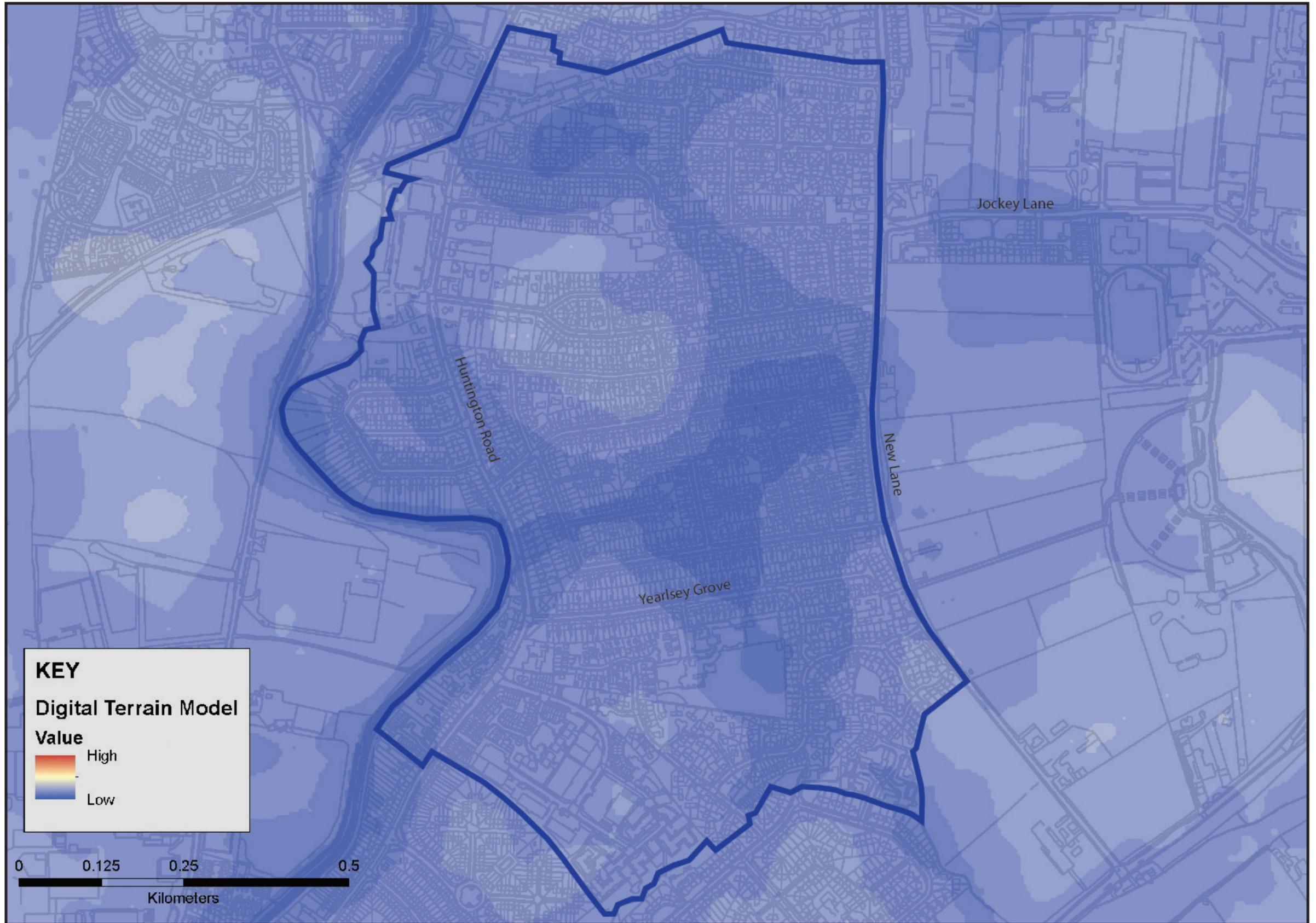
*Waterdale Park, Huntington Road (left) with inter-war housing in background and the recently demolished Yearsley Grove PH (right).*

### Character Area 45: Maps

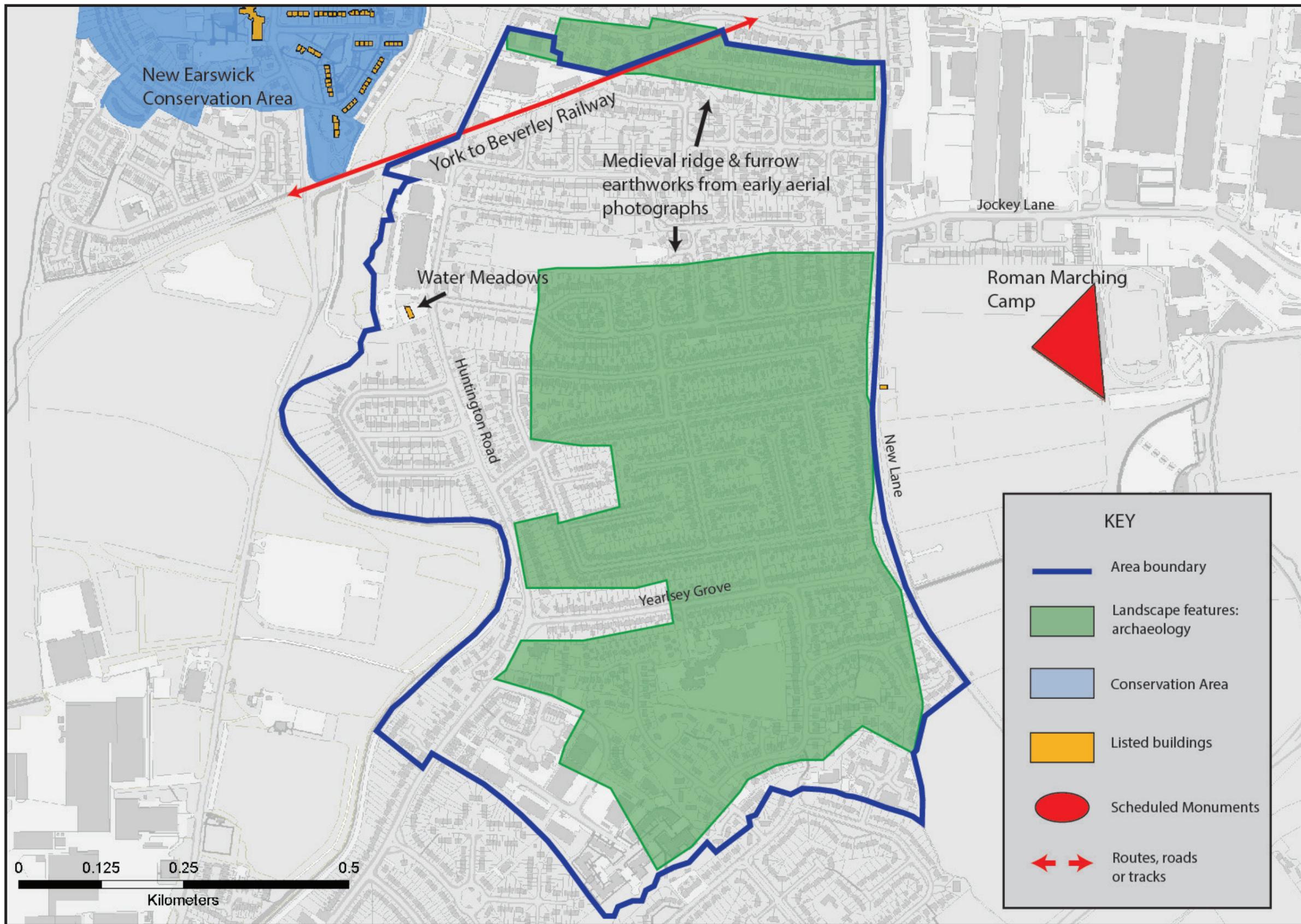
Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



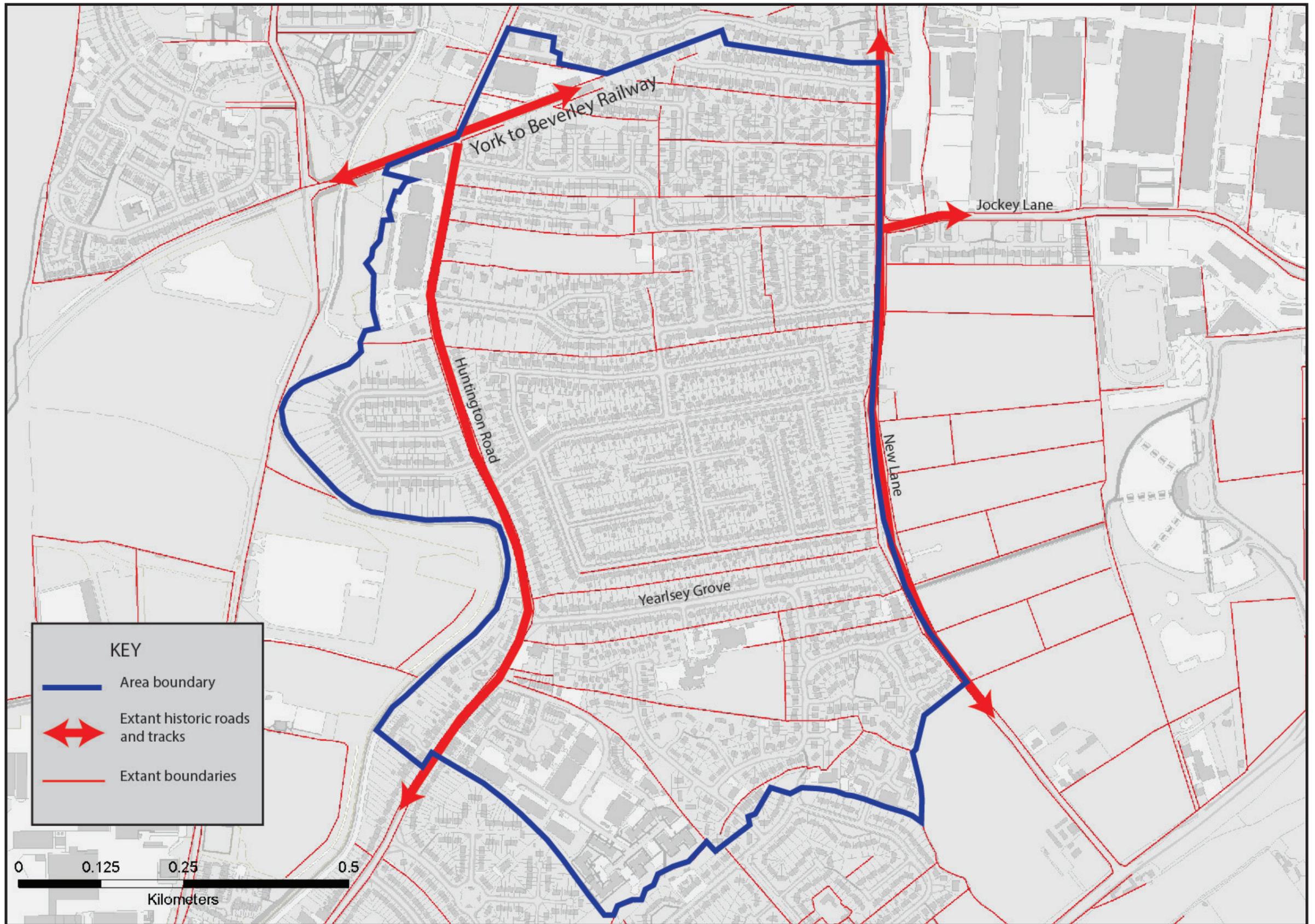
Topography



Archaeology and designated heritage assets



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



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



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