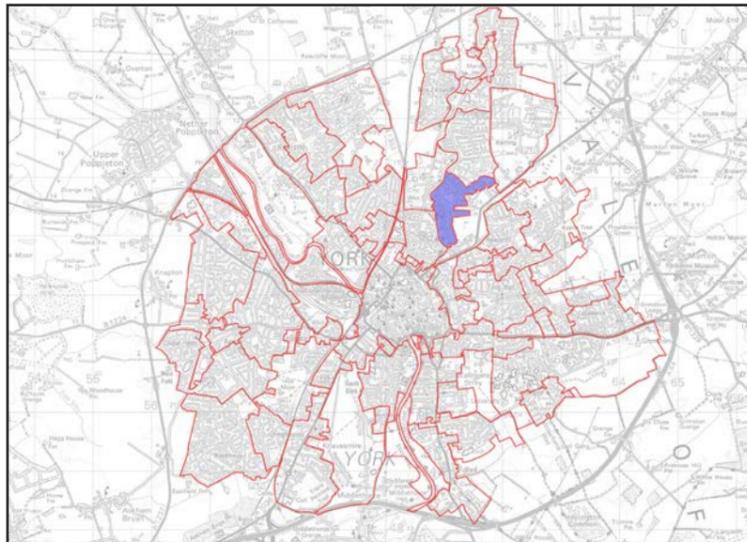
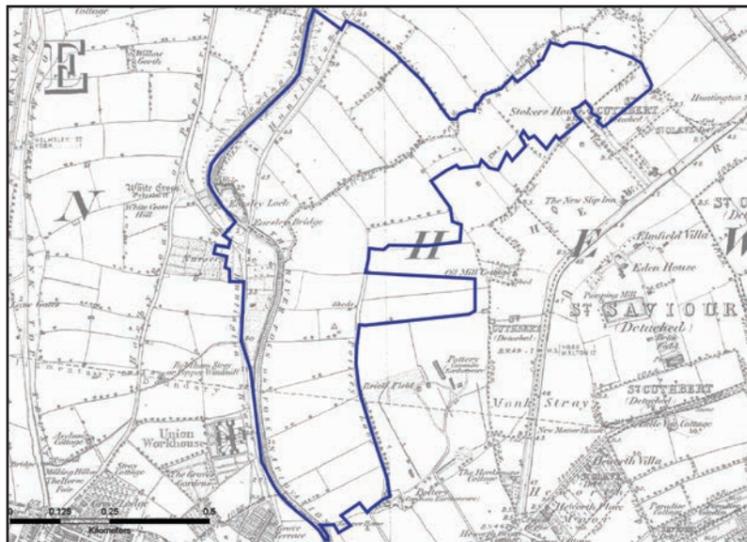


## Character area 50: Heworth North



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Large residential early 1930s to 1950s social housing estate, strong horizontal and vertical rhythm containing a mixture of two to three storey dwellings and churches. Patches of private housing dating from the 1930s and late 20th century exist along main roads and on pockets of recently vacated land.

Topography is generally level with land rising on a slight incline to the north. South Beck bisects the area and the River Foss forms the western boundary.

Bounded by modern development to the north, inter-war private housing to the south and east and roughly by the River Foss to the west

To the south, the area includes part of the Heworth Area of Archaeological Importance and Heworth Green/East Parade Conservation Area

Characteristic smell when Rowntree/Nestle Factory in production

Open spaces in flood prone areas and adjacent such as the golf course and South Beck

Approximate walking/cycling distance to the city centre from Fossway 2.3km via Dodsworth Avenue and Monkgate

**Dominant Housing Type:** Two storey, short, linked terraces in linear street pattern, front and rear gardens, arched access doorway, hipped roofs and flat porch roof.

**Other Key Housing Types:** Victorian housing, early 20th century housing and modern estates on previously developed sites

**Designated Heritage Assets:** Heworth Area of Archaeological Importance (part) and Heworth Green/East Parade Conservation Area (part)

**Non-designated Heritage Assets:** Potential archaeological remains, remains of boundary gate/wall between Fossway and Muncastergate

**Key Views:** Local views of the Rowntree/Nestle factory

**Surviving historic tracks and routeways:** Huntington Road and Hayleys Terrace

## Archaeology and history

The second edition Ordnance Survey map (1891) records the locations of a Roman cemetery immediately south of the area, an Anglo-Saxon burial ground and stone cist discovered in the vicinity of Dodsworth Avenue during construction of the Foss Island branch railway in 1875. The Heworth Green Roman cemetery (MYO3330 – found in 1926), presumably part of this burial complex is situated slightly further south. The postulated Roman road running east from the north-east gate of the Legionary fortress (the Porta Decumana) may have crossed the River Foss at this point and continued through the area.

The existence of Anglo-Saxon burials in the area suggests that some form of settlement must have existed apart from the medieval village of Heworth further to the south. However, the landscape remained essentially agricultural, divided between arable fields of Heworth village and the unenclosed grazing land of Heworth Moor and Monk Stray. Following enclosure in the early 19th century this land was divided into fields which were again reduced in size during the later 19th and 20th centuries.

The majority of field boundaries shown on the 1852 plan date to this 19th century enclosure period, however, several older boundaries can be identified along the northern edge of the character area. Bell Farm dates to this time.

Between 1820 and 1852 two earthenware potteries and associated clay pits, (accessed from Pottery Lane surviving as the boundary line between the present Pottery Lane and Heworth Golf Course) existed on the present golf course site immediately east of the area.

During the second half of the 19th century a small amount of residential development and a Fever Hospital had been constructed on Huntington Road. Only one pottery survived to the late 19th century named Heworth Grange Pottery. The Foss Islands branch railway, which connected the Scarborough Line to the power station at Foss Island, was constructed in 1875.

Bell Farm was also established at this time on the northern fringes of the character area.

Yearsley Bridge Baths (a lido) was created in 1860 by partly cementing the bed of the River Foss and providing a changing hut. It was York's first municipal baths and remained in use until the 1930s, despite the opening of the indoor Yearsley Baths in 1909.

During the early 20th century further development occurred on the west side of Huntington Road such as Barton's Terrace and the fever hospital was expanded. Heworth Grange Pottery was demolished making way for Heworth Golf Course while a new brick works was established to the north of the character area off Huntington Road. The first periods of council housing development occurred in the early 1930s between Huntington Road and South Beck and northwards from Heworth Green between Pottery Lane and the railway. Small areas of private housing were constructed on the west side of Huntington Road. Construction continued to the south of South Beck and in-between existing housing estates following the Second World War.

The former Fever Hospital site was developed in the late 20th century.

## Character

The area is characterised by social housing dating to the late 1920s and early 1930s and to the years immediately following the Second World War. Older houses dating to the mid 19th century exist on Huntington Road.

The predominant housing style within the social housing estates is the red brick, short linked terrace containing four properties, while in the privately owned areas the semi-detached house is the most common. This pattern is similar to other areas of York and nationwide. The houses contain front and rear gardens, hipped roofs with chimneys and a generally uniform appearance.

In the Bell Farm estate (on the site of the mid to late 19th century Bell Farm) the linked terraces each contain a central arched doorway providing access to rear gardens of the central properties, similar to those found elsewhere such as in Clifton. Garages and car ports are not as common here as in other areas.

Originally all the houses had a flat porch roof above the front door. Around 90% of these still exist, although there are indications that many of these are replacements of originals. Housing blocks comprising of individual flats have hipped porch entrances.

The estate (Bell Farm Avenue, Roche Avenue and Middleham Avenue) has been well planned and laid out in a distinct pattern with a single access from Huntington Road leading to two cul-de-sacs which radiate from a central circular point providing a focus and meeting point with seating and planting. The estate also contains its original social club. In the last twenty years the area has clearly benefited from public space improvement with footpaths in light pink pre-cast sets. The majority of houses also have a uniform low brick boundary wall with black railings to the front of the properties which may also date to this improvement.

There are no solar panels within this estate. The neighbouring houses on Kirkham Road are similar in style. This road has two cul-de-sacs branching from it which feature uniform wooden fencing and decorative high brick walls at the junctions.

The street names are contained within these brick walls at the entrance to these cul-de-sacs. Kirkham Avenue leads onto Byland Avenue and the beginning of another council estate on the south side of South Beck.

On crossing South Beck the housing style is noticeably different. The roadways here contain grass verges and scattered trees. The houses initially are predominantly semi-detached with pitched roofs and gables sloping down across the doorway and a pointed gable above the window. Each house contains a ground floor bay window. This style is also seen across other parts of York such as Clifton. Many houses contain a high hedge forming the boundary of their gardens, these, along with the grass verges and small grassed communal gardens for the two-storey blocks of flats, significantly contribute to greening the area. Once in the estate, many housing styles are apparent including blocks of low rise flats and linked terraces although here, one and two storey bay windows are in evidence. Where hedgerows are not used as boundaries a mixture of brick walls and fencing is evident. Some original concrete gate piers are visible, for example on Monkton Road, supporting more recently acquired gates, fencing or hedgerows. No solar panels are in use here.

Monkton Road leads to another small discreet area of council housing featuring semi-detached houses which have all recently been repainted in white or cream. They feature hipped roofs, flat porch roofs and wide windows. They appear to have been constructed in rendered breeze blocks rather than brick. This may be part of the estate which was constructed immediately post- Second World War. As in other areas, the gardens and plot proportions are generous.

Further south in the Fossway area the predominant house style reverts back to the four property linked terrace. Interestingly two blocks on Fossway have two rectangular windows on the upper and lower floor rather than the traditional one horizontally wide window. This appears to be an anomaly and the surrounding streets revert to type.

Concrete gate piers are common on Dodsworth Avenue and Pottery Lane. Dodsworth Avenue is tree-lined. The link properties comprise a ground floor bay window.

This area formed part of the Heworth Grange Estate until it was bought by the Corporation in the 1930s. Many people from Layerthope were relocated here during slum clearances. A church is present here as well as an area of post-war three storey flats and a late 20th century estate built on part of the former Fever Hospital site.

The estate follows a generally linear pattern with cul-de-sacs leading off main estate roads. Extensions to the side of properties exist on approximately 20% of houses in this area. Several roads in-between this area of social housing and large affluent 1930s housing on the fringes of the adjacent golf course have been blocked by a semi-permeable barrier allowing access for pedestrians and cyclists only. These boulders have been put in place to restrict vehicle access between the areas. Historically, the barrier was a high, gated, brick and concrete wall with resident access only. It is presumed that this was erected following the construction of the council housing after 1936. This is an unusual feature and even more unusual that it should partly be still in place today.

Huntington Road, a busy road from the city centre to the north-east suburbs, contains some of the oldest and newest houses in this character area.

It features Victorian housing with sash windows, pitched roofs and ground floor bay windows as well as Barton's Terrace, a late 19th to early 20th century terrace with brick ground floor and rendered and painted upper floor. These buildings may have been associated with the Fever Hospital which was constructed in the late 19th century. The road also contains 1930s semi-detached housing with hipped roofs, double squared bay windows and squared door frames as well as a former public house now cafe. Approximately 40% of these 1930s private houses feature extensions visible from the front of the property. The north side of Haleys Terrace contains semi-detached buildings from the same period.

The ground floor and garden space has been converted into commercial premises and parking spaces but the upper floors all contain single glazed, wooden, multi-paned sash windows.

## Significance

**Archaeology:** The small area to the south, now occupied by the disused railway line and sports fields, falls within the Heworth Area of Archaeological Importance. The area has produced evidence of Roman and possibly post-Roman burials. Further Roman deposits will no doubt exist although are likely to be heavily disturbed or removed by the development of Dodsworth Avenue and Pottery Lane.

**Architecture:** Despite modifications, the houses within this character area are distinct from the modern development and affluent 1930s housing surrounding it. The architecture within this area is generally unremarkable and predominantly contains inter- and post-war social housing.

**Historic:** These developments played a significant role in solving York's housing shortage of the time, and provided a modern sanitary home for the lower paid working classes, previously housed in sub-standard, crowded and unhealthy environments in the city centre. Housing here is similar to other contemporary developments around the city. Many generations of the same family have settled within the estate.

Unlike other areas of the city, the streets do not follow historic boundaries and historic field boundaries do not survive well with an approximate survival rate of 10%. Examples include the boundary between Redgrave Close and Friar's Walk which would have marked the extent of the Fever Hospital grounds. Other surviving boundaries are predominantly in use as fence lines along the rear of properties. A possible medieval field boundary survives on the northern boundary between Birch Park and Roche/Middleham Avenue. This boundary, along with South Beck, forms an historic division between York Parish and Huntington Parish.

The walled boundaries created in the late 1930s-1940s when the council estates south of the beck were constructed are an unusual survival (despite being in a more modern form) and reinforce, even today, the sense of identity and differences in social class between the two areas of housing.

Several street names in the area have historic meaning such as Bell Farm Avenue, Pottery Lane and Saxon Place relating to the site of Bell Farm, former Pottery Lane and Saxon burial ground site. Several other streets have religious connotations, notably in the area between the golf course and South Beck such as Byland Avenue, Kirkham Avenue, Friar's Walk and Abbey Court.

There is a connection to the Rowntree/Nestle Factory in this area. No doubt employees of the factory have lived in these estates for decades but there is also a physical and sensory connection. The main historic factory buildings can be viewed from several streets including Fossway. The most noticeable feature is the smell of the confectionary making process which drifts across the whole area. This is significant as it is one of the main characteristics associated with York and the Rowntree Factory is the only major factory left of its type in the city.

There are no signs of 'historic York' or tourism in this residential suburb, however strong transport and cycle links to the nearby city centre and the close proximity of the factory retain its sense of belonging to the city.

**Streetscape Components:** Asphalt footpaths are in use in the areas of new-builds, for example, Redgrave Close and Sturdee Grove. Concrete flags are used in older areas such as Pottery Lane, Dodsworth and Byland Avenue. The Bell Farm estate contains some cul-de-sacs surfaced with pink herringbone pre-cast sets, laid in the late 20th century as part of public space improvements. Mid to late 20th century street lighting is in use throughout.

The majority of carriageways are asphalt with the exception of the Monkton Road area which contains original concrete road surfaces. Solar panels are in use on a very small number of houses predominantly in the Fossway area.

**Aesthetics:** The social housing style is evident throughout but the presence of the wide boulevards and tree lined avenues removes the sense of austerity many inter- and post-war council estates contain.

## 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).

Over the past 30 years a large proportion of social housing has been sold to tenants and others, often resulting in modifications that have significantly and adversely impacted on the original character of the estate. This has been exacerbated over time through the removal of original streetscape features and the use of poor quality replacements. – further erosion of these features should be avoided where possible and extensions and alterations should be carefully considered.

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

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.

The inter-war private housing, including art-deco designs should also be monitored. If the removal of the boundaries between the social and affluent housing is planned a note should be made of their location and original features recorded.

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

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

Evidence of the putative Roman Road crossing the southern area would be useful to locate.

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

## Character Area 50: Images



*Byland Avenue*



*Housing styles in the Fossway area including solar panels*



*Historic properties on Huntington Road*



*Monkton Road*



*Flats on Fossway*



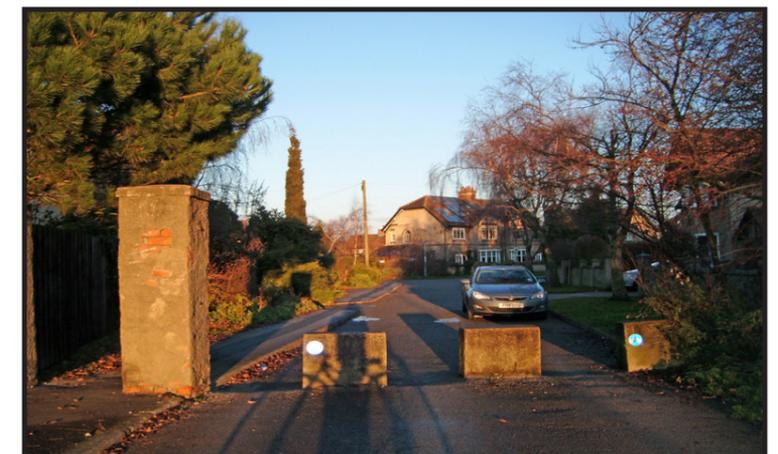
*Historic properties on Huntington Road*



*Different styles of housing at the east end of Monkton Road*



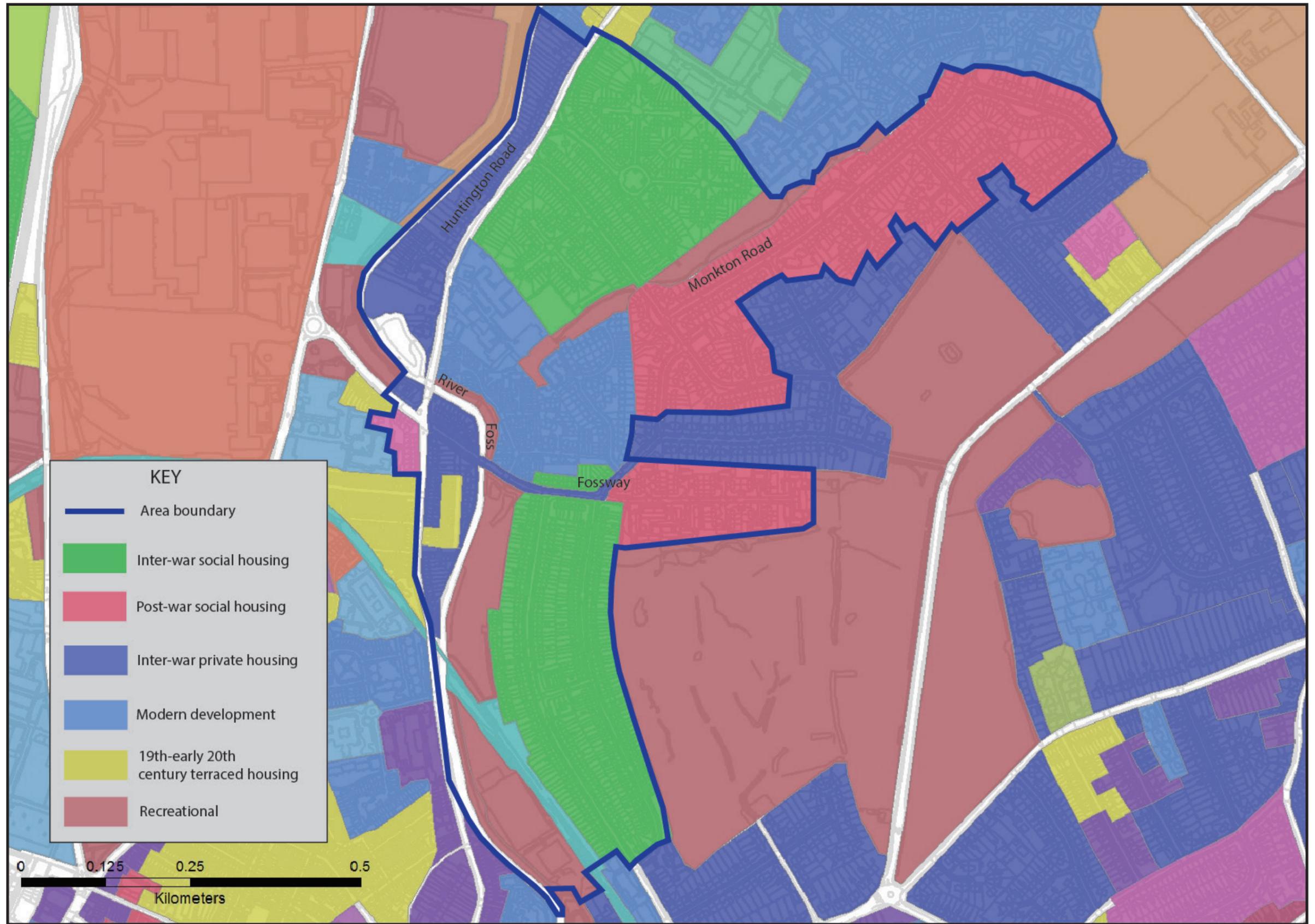
*Dodsworth Avenue*



*The Fossway-Muncastergate barrier with original gate pier remaining*

## Character Area 50: Maps

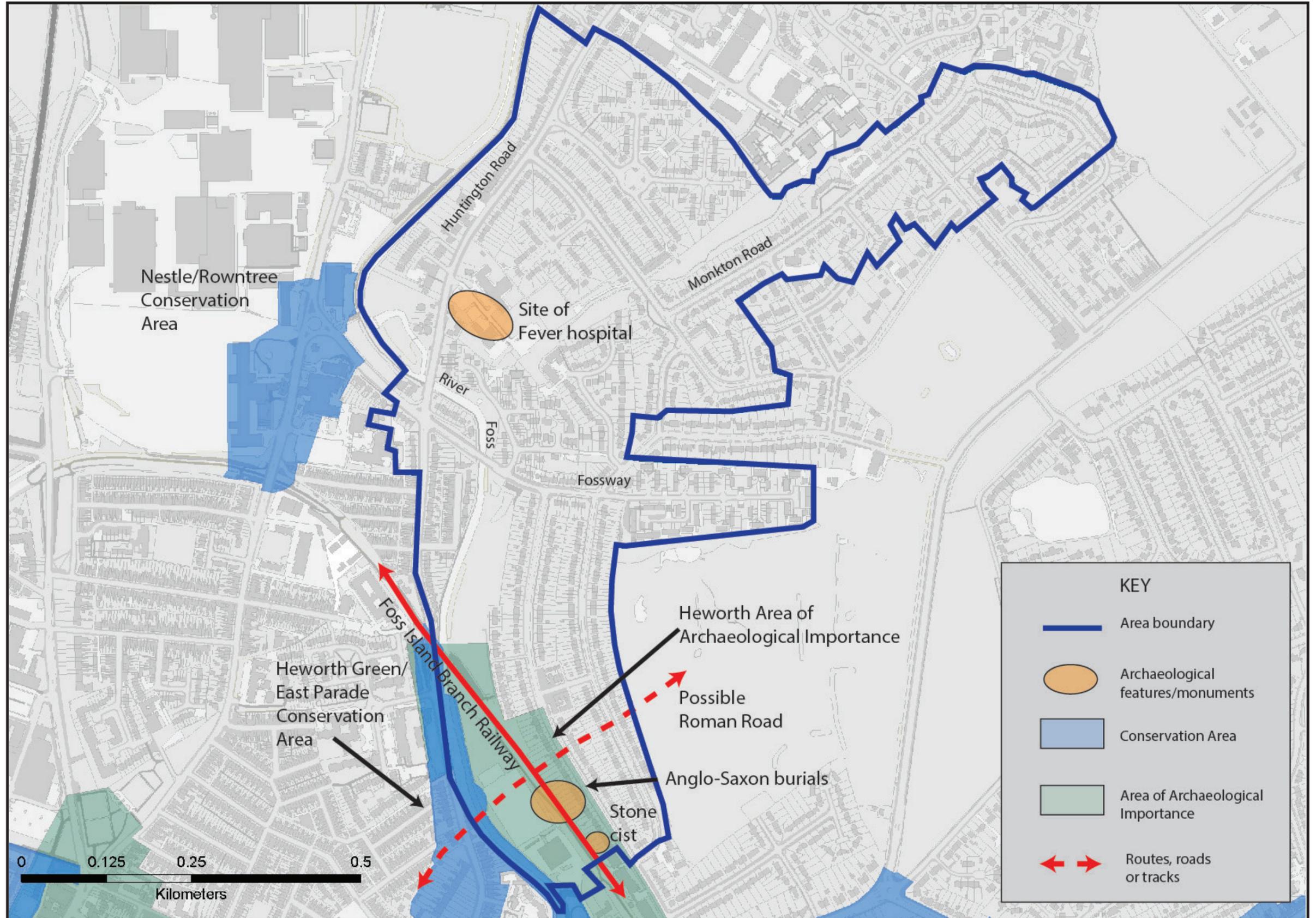
Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



Topography



Archaeology and heritage assets



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

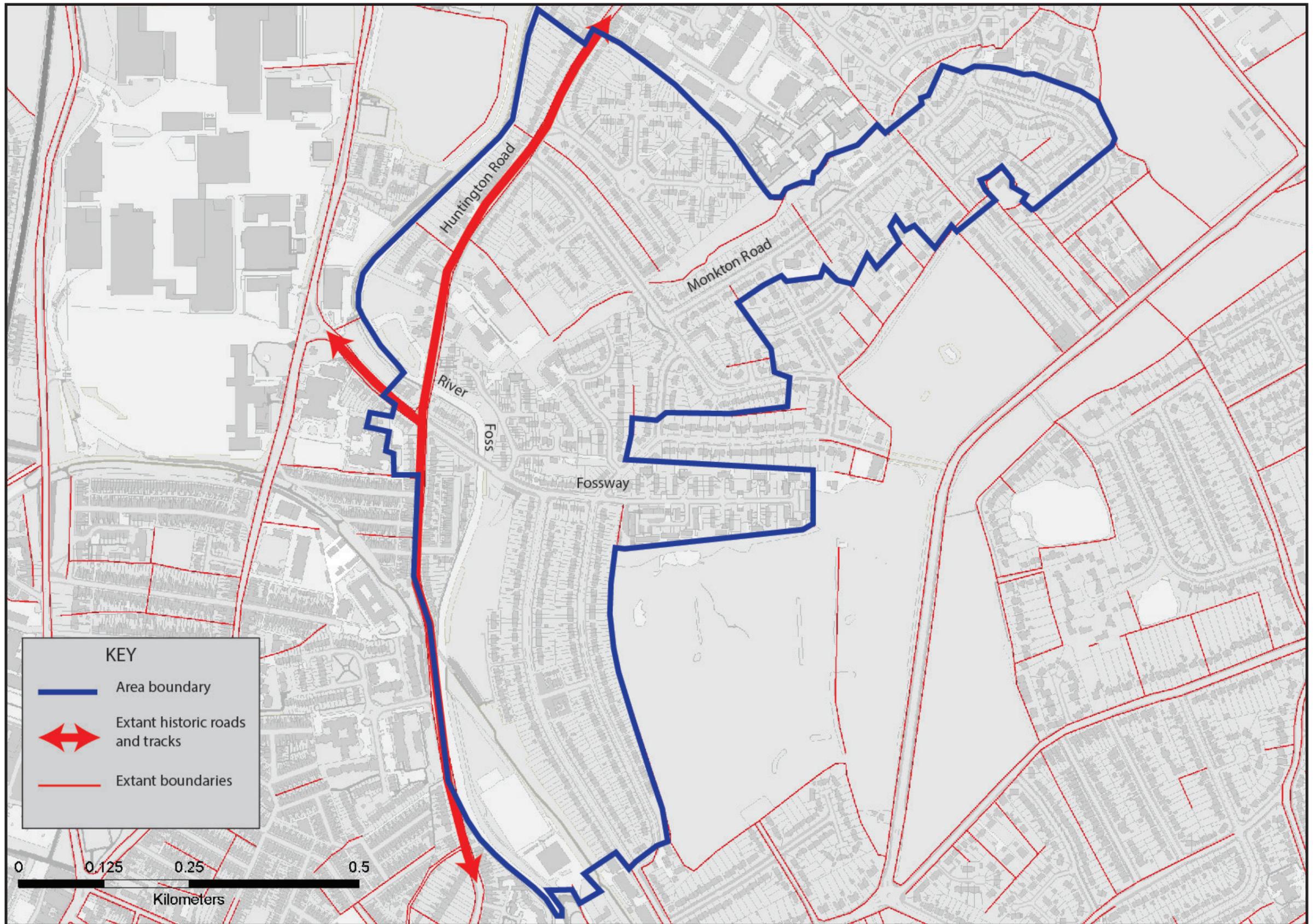


Figure ground map showing the relationship between open space (black) and the built environment



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