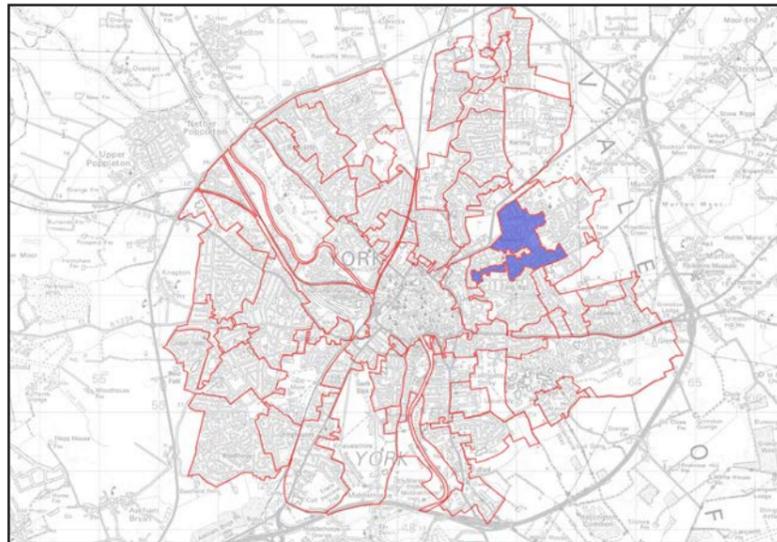
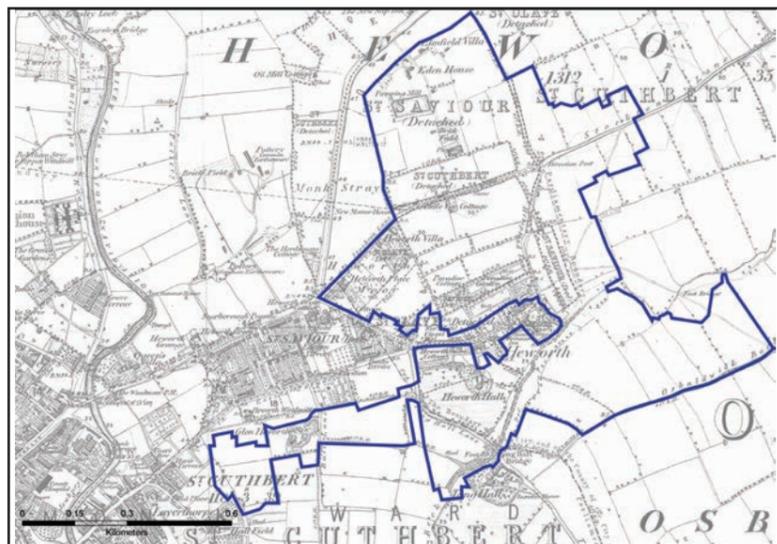


## Character area 54: Heworth south and east



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Pockets of individuality such as on Stockton Lane but essentially a ubiquitous 1880s to 1940s mixture of pattern book architectural styles that have no distinctive York features

This character area surrounds the medieval village of Heworth on three sides. It extends to the Monk Stray to the north, Bad Bargain Lane to the south, Stray Road to the east and extends to the south of Main Avenue as far as Tang Hall Estate, south-west of the village.

Includes Hempland Lane allotments

The land in part, is flat with Tang Hall Beck running through the area in a NE-SW direction on the south side of Heworth village. The higher land is situated on Stockton Lane, the village area and south of East Parade.

Partly includes Area of Archaeological Importance

Quiet suburban atmosphere with a tenuous link to the city

Commercial activity is largely restricted to nearby East Parade

Approximate walking/cycling distance to the city centre from the centre of Hempland Lane 2.6km via East Parade and Layerthorpe

**Dominant Housing Type:** 1930s semi detached, double bay windows, arched porches and driveways constructed with horizontal emphasis in sinuous planned estates and cul-de-sacs

**Other Key Housing Types:** Individually designed large inter-war houses with large gardens, Georgian/Victorian villas and late 19th to early 20th century terraced housing two-three storeys in linear street pattern with on-street parking

**Designated Heritage Assets:** Grade II listed wind pump near Bulmers Pond and Glen Road Area of Archaeological Importance (part)

**Non-designated Heritage Assets:** 18th century Bulmer's Pond, coach house to Heworth Hall, Burnholme WMC, Rectory to St. Cuthbert, stable paving, late 18th to 19th century villas on Stockton Lane and 1930s street lighting

**Key Views:** None

**Surviving historic roads and tracks:** Stockton Lane, Woodlands Grove and Hempland Lane

## Archaeology and history

There is no evidence of prehistoric occupation or activity. Evidence of Roman occupation has been found off Stockton Lane (MYO2801) comprising of pottery and 'occupation debris'. Stockton Lane itself, at this point may reflect the line of a Roman road.

This character area, surrounding Heworth Village (see also Character Area 53) on three sides, was largely used as agricultural land following drainage during the medieval period. Ridge and furrow has been recorded from early aerial photographs between Monk Stray and Stockton Road prior to development. Hempland Lane, may have medieval origins as an outgang north-eastwards from the village leading to surroundings fields and moorland. Tang Hall Lane may also have medieval origins.

Boundary stones possibly dating to the medieval period marking the areas of ownership or grazing rights can still be seen on Monk Stray to the north.

Following enclosure in the early 1820s the land was separated into fields which were again reduced in size during the later 19th and 20th centuries.

During the 1830s as large villas and townhouses were constructed between Heworth and the city, the surrounding areas to the north-east and south-west remained rural in nature dotted by isolated buildings such as Glen Heworth (later The Glen), Belle Vue and Paradise Cottages, Heworth Hall and Tang Hall. The latter two buildings are likely to have had medieval origins. Small-scale industrial practices such as potteries and brick kilns were in existence by the mid 19th century in Layerthorpe, immediately outside of the south-west corner of this area.

During the second half of the 19th century Vicarage Farm was constructed on land to the east of Glen Heworth, and a clay extraction pit was in use to the west. The farm took its name from the newly erected Holy Trinity Church and Vicarage to the north.

The Foss Islands branch railway was constructed during the 1870s running close to the western boundary of the area. Elmfield Villa to the north of Stockton Road and Burnholme (1880) on the south side of Tang Hall Beck were both built during the late 19th century. Small-scale industries had developed such as potteries and associated clay extraction pits to the north (see also the Character Area for Heworth North-East). The latter location also contained a pond and pump mill adjacent to Elmfield Villa.

Elmfield Villa was enlarged and became Elmfield College in 1864. The college was a Primitive Methodist boarding school. Another large extant building also dating to the late 19th century is the former Rectory of St. Cuthbert on Hempland Lane. The ponds and wind pumps associated with the pump mill off Malton Road appear to have continued in use up to the late 19th century. At the turn of the century development had spread in small pockets along Stockton Lane such as the north end of Chestnut and Whitby Avenue. Land to the south of Main Avenue was still rural in nature at this time. To the north of Stockton Lane, housing was constructed next to the college and along Elmfield Terrace.

Following the First World War the first significant phase of housing construction of the 20th century began. Private housing spread along Stockton Lane and along Fifth Avenue following from earlier periods of development. Immediately to the south of this leading from Fifth Avenue, Tang Hall Estate, a large scale social housing development was begun in the 1920s.

During the early 1930s a continuing nationwide housing shortage and slum clearance programme led to further periods of private housing construction across the country. Rural land surrounding Heworth was utilised to create housing estates, enveloping the area of the former village. Heworth Hall was demolished at this time, although several trees from the former estate are retained within the gardens of Heworth Hall Drive. Some estates were started in the 1930s and finished following the end of the Second World War in 1945.

Allotments were a dominant characteristic of the fields either side of Hempland Lane prior to development. One of these allotments, on the east side of Hempland Lane, is still in use. Development continued during the second half of the 20th century on small pockets of land, which had become available. For instance, 1950s housing was built on land formerly occupied by Paradise Cottage and gardens on the north side of Heworth village and a 1970s development on the former site of The Glen. Small pockets of infill development dating to the 1960s, 70s and late 20th century exist within this character area in the houses between Malton Road and Stockton Lane.

## Character

This area is characterised by 1930s-early 1950s two-storey semi-detached, detached houses and bungalows predominantly constructed in cul-de-sac estates or in ribbon development such as Stockton Lane.

There is a mixture of typical inter-war and immediate post-war architectural styles throughout the area although the houses predominantly contain three bedrooms. Generally all the houses have hipped roofs, multi paned, double bay windows with either convex or squared frames. Arched porches are common with unaltered survival rates varying between 40-60%. Differences in fenestration, painted cladding to the exterior and porch style and shape exist throughout.

The first phase of inter war housing began in the 1920s-early 1930s along the pre-existing Stockton Lane, Elmfield Terrace, Fifth Avenue and in the vicinity of Tang Hall Lane and Melrosegate. Stockton Lane features individually styled large detached houses set back from the road generally screened from the street by trees and bushes. Several houses on Stockton Lane contain single pane glazing, with one example on the corner of Woodlands Grove still retaining two windows featuring coloured patterned glass on the first floor. This junction with Woodlands Grove and Hempland Lane provides a good example of a cluttered streetscape. It contains five green telecommunications boxes, a GR post-box and several road signs, traffic island bollards and street lights.

The houses on Elmfield Terrace and Stockton Lane, which front onto Monk Stray picturesquely frame this part of the stray intersected by Malton Road. Elmfield Terrace dates between c.1910-1932, it predominantly contains two to three storey, red brick, semi detached housing with driveways, red brick window surrounds contrasting with the light coloured painted exterior brick work on the upper floor, hipped roofs, flat porch roofs and uniform red brick boundary walls. Four-pane bay windows exist on the ground floor with two windows on the first floor and attic room windows projecting from the roof.

Some houses on this street contain solar panels to the roof. Others feature half timbered gables to the front of the building.

South of East Parade, Glen Avenue contains concrete road surfaces with on-street parking and thin grass verges. The housing is a mixture of semi-detached and linked terraced properties containing arched central doorways with square bay windows. Garages are a common addition to the end of the links. Several gardens in the cul-de-sac have been converted into driveways.

Scrope and Fleming Avenue, both cul-de-sacs, have a 60% conversion rate of garden to parking. The housing in these streets comprises of linked terraces as above but contains three flat windows to upper floors. The windows have been changed over time and comprise of a range of styles.

Fifth Avenue is tree-lined with wide grass verges. Houses are semi-detached but contain a ground floor squared bay window, with pointed gables at the front of the building. The buildings are painted in light pastel colours and are clearly distinguishable from the more traditional, and later, 1930s houses.

The area formed by Melrosegate, Wolfe Ave and Tang Hall Lane contains semi-detached houses generally exposed red brick at ground floor level with cream and light coloured painted upper sections. They have flat porch roofs with detached garages to rear. The lower bay windows are square in shape with a hipped roof running across the two lower windows of both properties. This type of bay roof does not feature on the north side of Tang Hall Lane or on Cornborough Ave. These two streets are set back and on higher ground. They also contain arched, non-recessed porches. Housing on Tang Hall Lane retains approximately 40% of their original circular side elevation windows.

Development continued throughout the 1930s when estates were constructed on spare patches of land such as between Main Avenue and Third Avenue, south of Stockton Lane and on land occupied by, and to the east of Heworth Hall. These houses all contain driveways as opposed to some of the earlier designs.

Main Avenue is terraced on its north side (1930s, replacing an older terrace) and semi-detached housing on the south side. The north side has had its windows and doors heavily altered. However, several houses still retain single pane glazing and original, or earlier to mid 20th century doors. This street also features early to mid 20th century swan neck street lighting, although they may also be 1950s replicas.

Housing on Burnholme Avenue is more stereotypical in appearance and is similar to other inter-war suburban architecture found in the city. The semi-detached houses feature rounded five-pane bay windows to the upper and lower floors as well as rounded recessed porches. At the east end of Burnholme Avenue, approximately 45% of rounded recessed porches have been altered or infilled. Rounded porches do not seem to have been a feature of the houses at the west end. Circular windows to the side of the houses are evident but large extensions to several buildings have led to the removal of many of these. This type of side window features elsewhere such as Bishopthorpe Road, South Bank and Brockfield Park Drive, Huntington.

Bad Bargain Lane contains houses, which are painted in light colours, except for the lower brick courses up to the lower windowsill and the brickwork in and around the porch. The porches are arched but protrude from the building and have a flat square roof which is slightly unusual. Approximately 20% of the porches have been altered and now display hipped roof. The bay windows are square to both floors generally featuring a red or brown weatherboard. The majority have a front lawn and a detached garage to the rear of the house.

Circular, brick framed windows by the front door are also a common feature on Bad Bargain Lane.

Woodside Avenue housing comprises two storey square bay windows, a circular box room window and arched, as well as flat porch roofs. The housing on the west side features traditional recessed arched porches, although approximately 90% of these have been infilled or altered.

The houses on the east side contain square door frames with a flat weather shelter protruding above the door. The circular window has a survival rate of approximately 50% on the west side of the street although it is not clear which houses originally featured these windows. Conversely on the east side only 1 of 26 houses has had this window removed. The exteriors feature red brick to the ground floor with a painted upper floor and a mixture of window styles. The majority of gardens are hard landscaped and have been used as additional parking space. Extensions are common to the side, rear and loft space, however; only one building in this street has installed solar panels. This addition is not a common feature in the Heworth area in general although several can be seen near Bad Bargain Lane.

Walney Road is another tree-lined road containing a mixture of semi- and detached houses. The street contains a wide variety of architectural styles including bungalows and houses with pointed timber effect gables. The majority of houses generally contain convex bay windows to both floors but at the southern end of the street, some buildings have the upper floors painted in light pastel colours. Circular box room windows with brick surrounds contrasting against the painted background are also evident at the southern end of the street. Approximately 20% of these have been replaced with larger, square windows. At the northern end of the street, approximately 50% of the arched porches have been infilled and the houses feature a square box room window rather than the circular. Until mid 2012 Walney Road contained six 1930s streetlights. All but one has now been replaced with black modern units.

Despite the provision of small driveways, parking on grass verges is common in this area.

The small amount of post-war houses within this character area on Oakland Avenue were constructed c. 1950 and follow the same pattern as those built during the late 1930s on nearby Lime Avenue although they have a much narrower arched porch. Glen Lodge, dating to the 1970s built on the site of The Glen, consists of a three-storey light grey brick pitched roof apartment block surrounded by a cul-de-sac of bungalows.

The bungalows all feature pitch roofs and front lawns with no individual plot distinctions.

The older buildings in the area generally date to the late 19th century. The coach house to the former Heworth Hall on Heworth Hall Drive and is currently in use as a 7th Day Adventist Church while Burnholme Working Men's Club (WMC) a former private villa dating to the 1880s, is in use on Burnholme Drive. Elmfield Villa, formerly a college now a dwelling, stands just off Monk Stray, and Rose Villa and an unnamed villa (formerly Manor House) survive on Stockton Lane.

Residential housing constructed between 1893 and 1910 survives on, and leading from Stockton Lane. Chestnut Avenue features terraced housing with upper and lower bay featuring three windows, pitched roofs, rear yards and a mixture of low brick boundary walls and railings. These houses also comprise a pointed timber framed gable to the roof, attached to the upper bay window. Many windows on the street are original timber sash or modern sash replacements. Chestnut and Lime Avenue were both extended at their southern end during the inter-war period. The later houses generally contain bay windows to both floors and pointed gables but are different in style and feature the more rounded and wider bay windows, without the supporting pillars. One 1930s street light survives on Chestnut Avenue along with stable paviour paving visible in the gutters of the carriageway.

## Basic typology of inter-war private housing estates

One-two storey brick semi-detached and detached houses

Driveways and garages

Horizontal emphasis

Hipped roofs featuring chimneys

Bay windows to both storeys

Front and larger rear gardens

Bold external detailing – rounded porches and windows

Tree lined main roads and grass verges common

Sinuous and linear layout with cul-de-sac estates

Amenities such as schools, shops and churches also common

## Significance

**Archaeology:** The discovery of evidence of Roman occupation off Stockton Lane is clearly of interest as it lies adjacent a possible Roman Road and may reflect further discoveries to be made.

**Architecture:** The suburbs to the east of the city centre surrounding Heworth contain many architectural styles from the late 19th to early 20th century to the 1970s. This character area is distinct from adjacent residential areas of inter-war council housing and post-war development. The housing predominantly dates to the inter-war period and was constructed in large estates. These are well established and are valued socially providing a sense of identity for the local community. Although perhaps not much aesthetic or architectural value may be placed upon the buildings in this area, they play an important role in the story of the growth of York's suburbs.

The Victorian buildings in this area include Burnholme WMC, a fantasy villa from the 1880s, which has been nominated for inclusion on the local list of heritage assets. The coach house to the former Heworth Hall still stands on Heworth Hall Drive and is now in use as a religious building.

**Historic:** Approximately 50% of the historic boundaries shown on the 1852 Ordnance Survey map remain readable as garden fence lines in the urban landscape, particularly on the north and south side of Stockton Lane. Other former field boundaries such as the north side of Third Avenue, the division between the rear of East Parade and rear of Main Avenue and to the rear of Chestnut Avenue and Forest Way, date at least to the enclosure period of 1822.

Former important buildings are reflected within some of the street names such as Glen Road, Glen Lodge, Heworth Hall Drive, Elmfield Terrace and Burnholme Drive relating to The Glen, Heworth Hall and Elmfield and Burnholme Villas.

The presence of the wind pump (Grade II) and Bulmer's Pond on the former pump mill site to the rear of Elmfield Terrace is a tangible link to the areas former small industries.

**Streetscape Components:** The estates generally contain asphalt carriageways although several streets contain paved footpaths and concrete road surfaces such as Walney Road, Burnholme, Woodside and Glen Avenue. Wide, tree lined, grass verged streets area common such as Melrosegate, Wolfe Ave, Fifth Avenue and Tang Hall Lane. Grass verges vary in width.

Street lighting in this area is provided by a range of lights dating from the mid to late 20th and early 21st century. Contemporary units are the most common, some in poor condition in need of repainting or replacing. Very few 1930s street lights remain. Those in and around Walney Road were removed as recently as 2012. Contemporary street signage is generally attached to buildings, low finger posts and attached to street lights. Stable paviour paving has been covered over in some areas such as Chestnut Avenue. The gutter areas have remained uncovered for drainage. The stable paviour paving related to the early 20th century housing is a distinctive feature of York's suburbs.

**Aesthetics:** Communal open spaces such as Hempland Lane allotments, the playground and the area surrounding Tang Hall Beck provide locally valued recreational areas. Nearby Glen Gardens and Monk Stray, a historically significant important common pasture, provide larger open, green spaces for the Heworth residents. These areas provide Heworth with a strong connection to the countryside.

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

The inter-war housing estates still retain a large number of original architectural features such as arched doorways as well as examples of historic street lighting. 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.

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.

The area contains several buildings that should be considered for inclusion on the Local List of Heritage Assets such as the Burnholme WMC. The 19th century villas should also be considered for inclusion on the forthcoming Local List as they add significant value to the character of Heworth. Their loss or inappropriate alteration would have significant impacts on the character of this area.

There is an opportunity for this study to be used as baseline data for the local community to develop local priorities, encourage community cohesion, recognise and improve the quality of their environment and strengthen a sense of place. This area 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 54: Images



*Melrosegate (note mixture of street lighting on the same street)*



*Rose Villa*



*The Old Coach House*



*Fifth Avenue*



*Walney Road*



*Chestnut Avenue*



*Elmfield Villa*



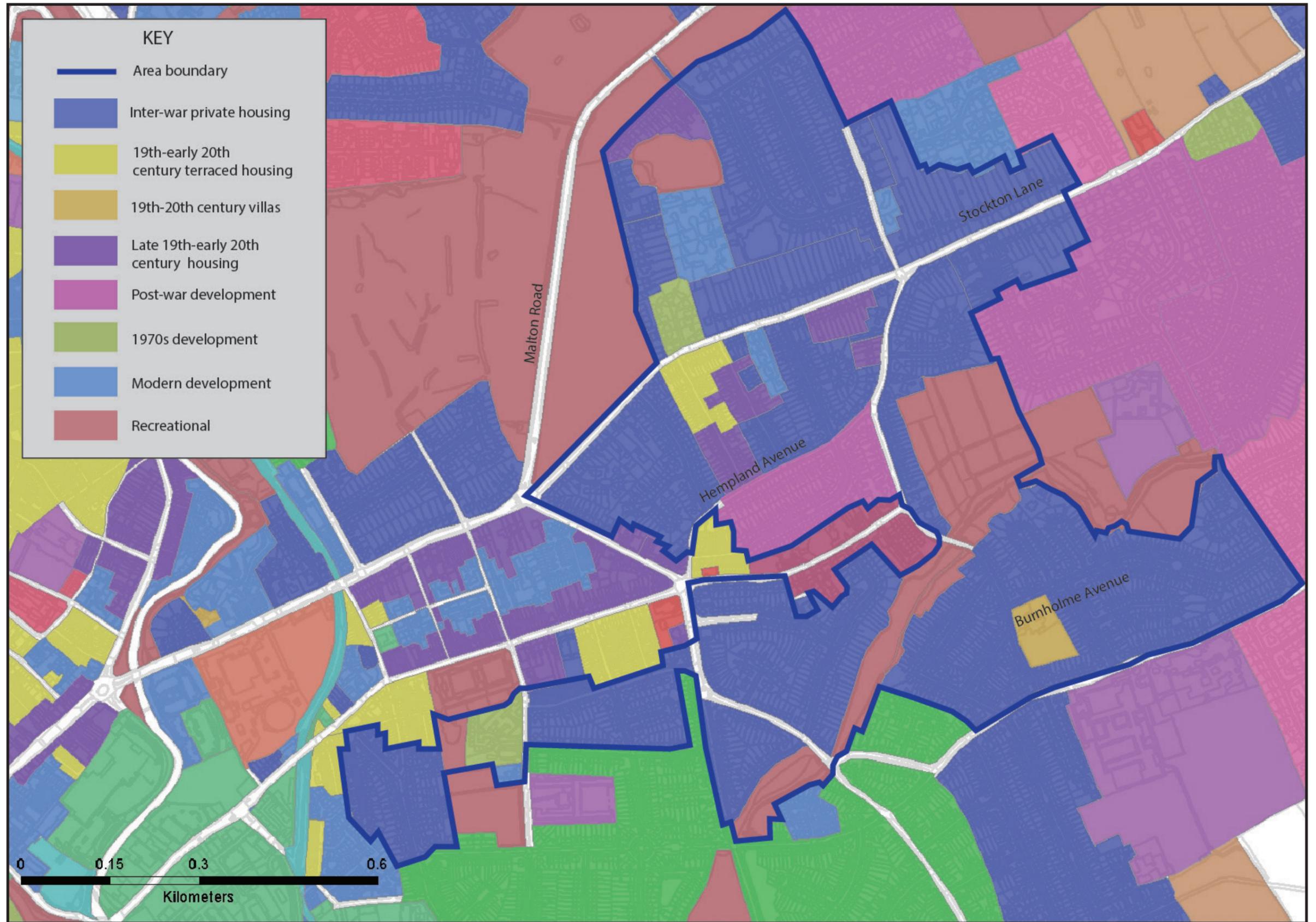
*The Glen playground*



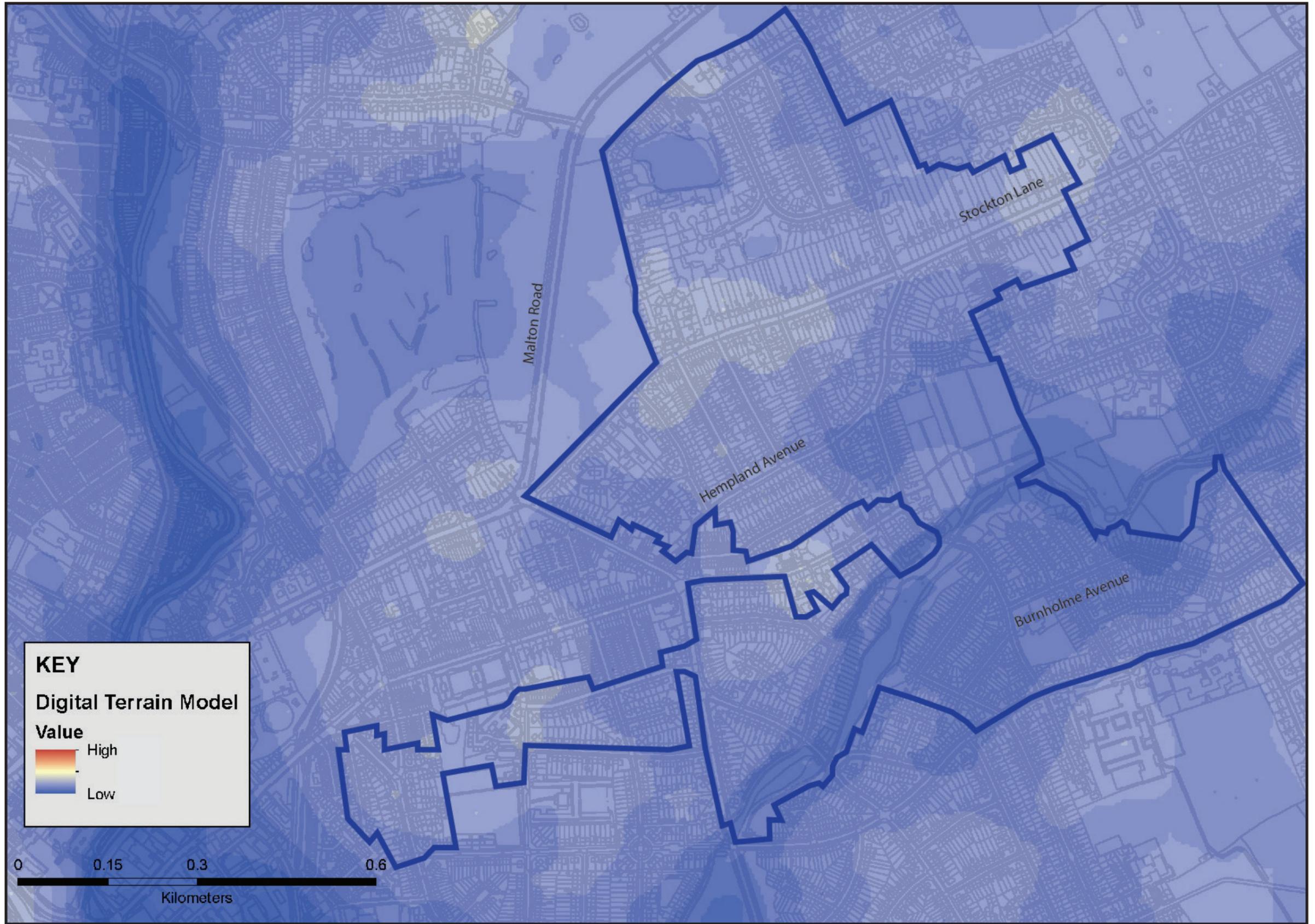
*Former St. Cuthbert's Rectory*

**Character Area 54: Maps**

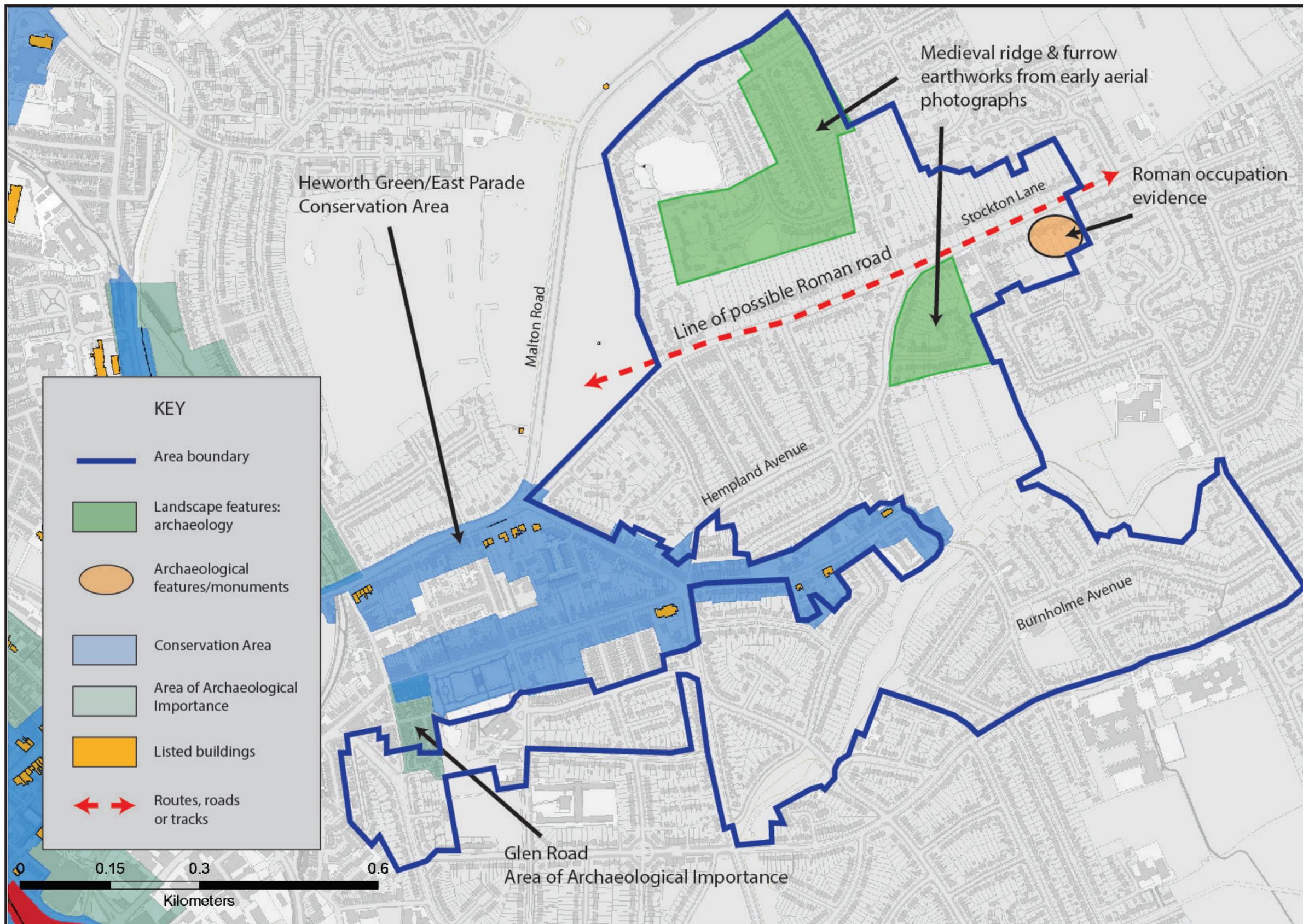
*Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan*



Topography



Archaeology and heritage assets



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

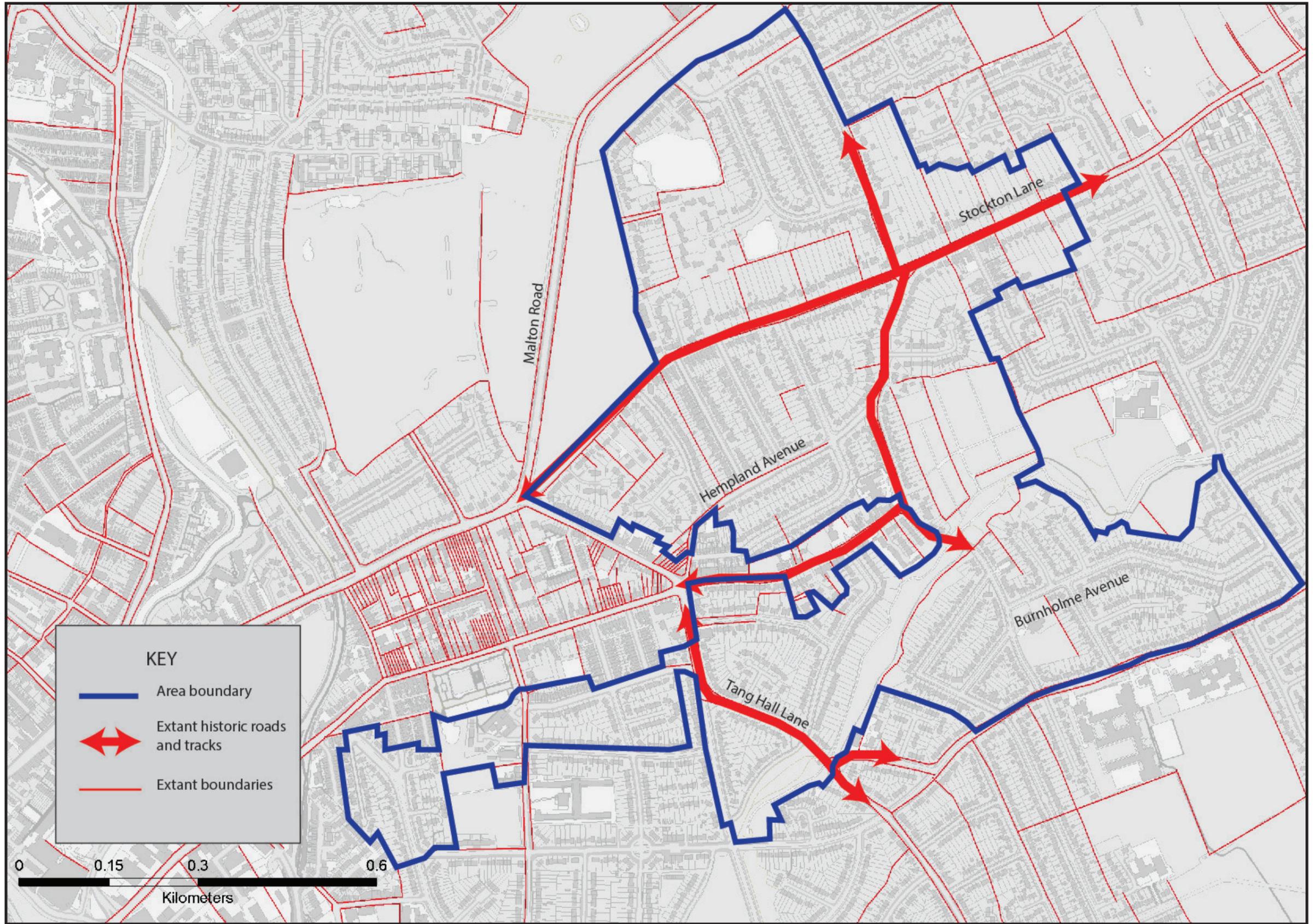


Figure ground map showing the relationship between open space (black) and the built environment



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