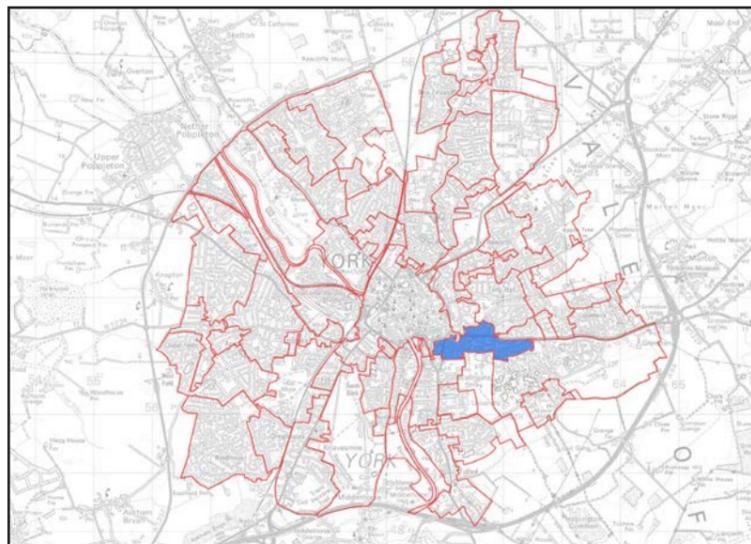
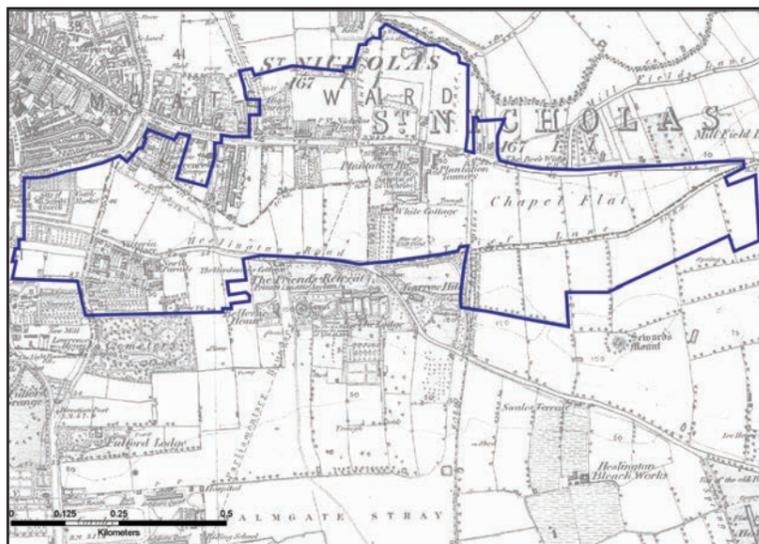


## Character area 60: Lawrence Street and Heslington Road



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Complete mixture of 19th to 21st century residential and commercial buildings to the east of York. Area incorporates cul-de-sacs, through terraces and individual estates and busy main roads

Bounded to the north by Layerthorpe and Tang Hall, to the south and partly to the east by the University of York campus and to the west by the Fishergate area.

Lawrence Street occupies a higher ridge of land than the low-lying Layerthorpe and Tang Hall area to the north. The land rises higher still further south on Heslington Road and south of that on Lamel Hill.

Includes St. Lawrence's Church of England School (1960s), 19th century RC Poor Clares Convent on Lawrence Street and the Barbican Centre.

Partly within Central Area of Archaeological Importance

Commercial business is largely restricted to the main roads

Bustling feel close to the thoroughfares and is busy at all times of the day

Very limited open space

Approximate walking/cycling distance to the city centre from the centre of Green Dykes Lane 1.7km via Lawrence Street

**Dominant Housing Types:** Two-four storey Victorian building with rear yards, on-street parking, bay windows in places, constructed in linear street patterns. Two storey inter and post-war housing with front and rear gardens, driveways, wide bay windows constructed in small cul-de-sac estates.

**Other Key housing Types:** One-four storey modern dwellings in variety of styles

**Designated Heritage Assets:** Eleven Grade II listed buildings and Area of Archaeological Importance (part)

**Non-designated Heritage Assets:** Potential archaeological remains outside of AAI identified during archaeological interventions, stable paviment paving and ironwork existing in some terraced streets, mile stone incorporated into gate pier on Lawrence Street, historic street lighting within terraced streets and on Lawrence Street, painted advertisement, side street chapels, medieval and post medieval boundaries in urban form

**Key Views:** Views of St. Lawrence's Church visible from Heslington Road and locally through side streets at ground level. Glimpses of Minster visible from Heslington Road.

**Surviving historic roads and tracks:** Lawrence Street/Hull Road, Barbican Road/Cemetery Road, Kent Street, Heslington Road, Bull Lane, Green Dykes Lane/Melrosegate, Thief Lane and University Road

## Archaeology and history

Evidence of Roman occupation is extremely sparse along Lawrence Street and Hull Road despite this route almost certainly forming a main Roman Road east from the legionary fortress incorporating the modern Fossgate and Walmgate. Further south investigations on the Barbican site and various locations on Fishergate indicate the presence of cemeteries and some occupation in this area.

Roman ditches and plough soil were located during a watching brief at the York City Arms in 2002 (EYO246). Other archaeological evidence dating to the Romano-British period include cobbled surfaces at Belle Vue Street, clay extraction pits, coin finds, fragments of pottery and ditches relating to a possible Roman field system at 60 Lawrence Street (EYO713). Residual 10th century pottery has been found at 20-30 Lawrence Street (EYO713) and possible occupation of Anglo-Scandinavian date at 60 Lawrence Street (EYO699) suggests continuous occupation up to the present day.

Lawrence Street retained its status as a major routeway into the medieval period. This was strengthened by the creation of Walmgate Bar in the 12th century at its western end and the Church of St. Lawrence on the south side of the street. The boundary of the city was marked by Green Dykes Lane, which still marks the division between Fishergate and Heslington Ward.

Significant remains dating to this period have been encountered through various interventions including hearths, ditches, pottery and other occupational debris. Investigations at 130-148 Lawrence Street (EYO32) uncovered the well preserved remains of a medieval building thought to be St. Nicholas' Hospital. Investigations at Bootham Engineers off Lawrence Street uncovered medieval pits, postholes, ditches, gullies and cobbled surfaces indicating further settlement of a more rural nature.

Two churches were also erected here between the 12th and 14th centuries; St. Lawrence's and St. Edward's.

A further church, All Saints Church on the west side of Barbican Road, was united with St Lawrence's in 1586 (MYO3632).

Medieval houses and churches lining Lawrence Street were destroyed during the Siege of York (1644). Royalists defending the city in order to create a barrier between attacking forces and the city walls deliberately destroyed many of these buildings.

Following the Civil War, residential properties on Lawrence Street were rebuilt but largely concentrated close to Walmgate Bar. Small-scale industrial practices such as potteries and brick kilns existed to the north in Layerthorpe by the late 18th century, with Plantation Tannery south of Lawrence Street (built c.1838). The majority of the character area remained agricultural in nature. The 1772 enclosure plan shows the land between Hull Road and Thief Lane, on the east side of Green Dykes Lane as Chapel Flatt. The fields to the south of Thief Lane formed part of Heslington Township. The fields covering the rest of this character area were privately owned at this time.

By the mid 19th century, residential developments on Farrar Street, the north side of Lawrence Street and south of Heslington Road, such as Victoria Place, had been constructed. These areas further expanded throughout the rest of the 19th century, providing accommodation for the developing industrial works at Layerthorpe.

Also dating to this time is the RC Convent of Poor Clares on the south side of Lawrence Street.

The beginning of the 20th century saw the construction of a print works, and associated housing, on the eastern half of Chapel Flatt. By the late 1930s residential development had taken place on the rest of Chapel Flatt and on the west side of Green Dykes Lane.

20th and early 21st century residential development has taken place in a piecemeal fashion in-between the existing Victorian streets and 1930s estates.

## Character

The area consists principally of 19th century terraced housing, inter-war social housing and pockets of 20th to 21st century estates.

The busy approach road of Lawrence Street contains a mixture of Victorian and modern developments. It has a weaker historic character than other approach roads due to its assortment of building types. The usual strong ribbon development with strong burgage plot development seen elsewhere has been lost, presumably in the 1640s, and replaced with piecemeal construction set back at varying distances from the carriageway.

Several historic street lights dating to the 1930s to 1940s, exist alongside modern replacements. Lawrence Street is wide with c.18th century cobbled margins surviving either side of the carriageway in places. These areas would have formerly been grazing areas for cattle on the way to market in the city before they were cobbled in an effort to clean up the approach roads.

The street contains several listed buildings on the north side of the road as well as several 19th century buildings including the Pool Clare Convent on the south side. A milepost has been incorporated within a gate pier to one of these older residences on the south side of the street.

The area to the north of Lawrence Street contains a mixture of mid to late 19th century terraced housing, inter-war and post-war private and social housing, and late 20th to early 21st century re-development. The latter often constructed on former industrial sites. The terraces are the most predominant buildings; they contain a mixture of paving including riven English Pennine Sandstone flags. There doesn't appear to be any surviving stable pavements on the side passages and alleyways associated with these terraces. Several wall mounted 1930s street lights and iron plaques survive. Boot scrapers have a very low survival rate.

The terraces include both bay windowed properties set back from the pavement and those that front straight onto the street.

Windows have been noticeably altered in some cases, particularly on Arthur Street. Here, narrow, vertical openings have been replaced with more rectangular windows. Very few original sash windows survive, for example, Landsdowne and Nicholas Street retain 10% and 20% of their original sash windows respectively. Some UPVC sash replacements have been used on Nicholas Street. Some of the basic terraces have a doorway for rear access on the front street such as Landsdowne Terrace. At the end of several of these streets, commercial garages and new build estates have been constructed. There are no corner shops surviving within the terraces having been converted to residential.

Bull Lane, and historic road leading north from Lawrence Street, forms the boundary between the Victorian terraces and mid to late 20th century development. The lane itself has a concrete surface as does the road surrounding the three-storey, post-war social housing on the east side of the lane. Mature trees line the roadside. Modern flats have been built on Bull Lane and to the east of the post-war buildings. Modern development, spread throughout this character area has a much higher density per hectare than earlier housing.

Between Lawrence Street and Heslington Road the houses are a complete mixture comprising of 19th century terraces, inter-war social and private housing and early 21st century developments. Towards the eastern end of this area such as Siward Street, the terraces do contain stable pavements in alleyways and along the gutters on the front streets. These streets may well have housed the employees of the former print factory now replaced with a supermarket on Hull Road.

The inter-war social housing follows the usual pattern of linked terraces in a planned estate. A handful of houses were noted as containing solar panels to the roof on Thief Lane. Many concrete posts supporting hedges to the front gardens are still in place although many have been replaced by brick walls or removed for parking purposes.

Immediately to the south of this is a post-war estate was constructed on a former allotment site. This is a typical planned estate similar to those constructed in the inter-war period. Some oriel windows were noted in this area of Thief Lane. Alterations to the estate are predominantly in the form of extensions to houses with the addition of garages with rooms above, infilling of recessed porches and changes to boundary walls.

A small amount of 1960s development, including the primary school, is also extant. This housing consists of short linked terraces with detached garages. Modern development in this area generally consists of small estates built on empty land or as part of a redevelopment. Regent Street, for example, a 21st century one to three storey developments has been created on the site of a linear terraced street. It has kept its linear shape and a route through from Lawrence Street to Heslington Road now pedestrianised.

Victorian terracing is predominant to the west end of the character area between Barbican and the south side of Heslington Road. The terraces in this area contain a variety of styles reflecting different social status. For example, grand three-storey buildings (Grade II listed) on Belle Vue Terrace, bay windowed terraces on Heslington Road and two-up-two-down buildings behind the main road frontages. The basic terraces in this area are similar to those to the north of Lawrence Street although they do contain stable pavement paving in places, 1930s mounted streetlights, ironwork and several interesting buildings such as a former chapel (datestone 1887) on Wellington Street. The retention of sash windows and boot scrapers in this area is again very low. Few examples of historic street signage can be found here, there is one example of Heslington Road, which covers the original name of for this stretch of houses 'East Parade'.

None of these residential developments are York specific with identical developments existing nationwide.

## Significance

**Archaeology:** Lawrence Street and Hull Road follow the presumed line of a main Roman road to the east but there has been little evidence of any cemeteries that usually line such roads. The evidence that exists suggests a strong rural and agricultural landscape. The upper part of Lawrence Street seems to have been fairly intensively settled since the Anglo-Scandinavian period but surviving burgage plot boundaries are rare suggesting a complete reorganisation after the civil war. Below ground, this area falls partly within the Central Area of Archaeological Importance. These deposits represent a valuable finite resource and are one of the principal characteristics of York.

**Architecture:** This character area is on the whole not architecturally significant the majority of buildings have been constructed without regard to each other over the two centuries. The older houses on Heslington Road, Belle Vue Terrace and Lawrence Street are aesthetically pleasing in places. The majority of the listed buildings, generally dating to the early 19th to early 20th century are clustered on the north side of Lawrence Street and on Belle Vue Terrace.

The clustering of the Victorian terraces and the planned estates form small communities each with their own identities. This character area contains a variety of these communities including areas of social, private and student housing. Social value may therefore vary place to place between for example; long-term family homes and student/rental properties with a high turn over of residents.

This mixed residential area contrasts with the nearby Layerthorpe commercial district and the university areas to the south.

**Historic:** Many post medieval boundaries dating between 1772 and 1852 remain readable in plan form across this character area. Strip fields covering Chapel Flatt from this period can still be read in the urban landscape, for example, as the division between the rear of Siward Street and Garrow Hill Avenue.

Several divisions/lanes dating to at least to the enclosure period of 1772 are visible as Bull Lane, and are vaguely traceable in the modern housing to the north of Lawrence Street, e.g. to the rear of Manor Court and Apollo House. The division between the rear of Arnside Place and adjacent playing field dates to at least 1750.

Another interesting boundary is to the rear of Wellington Street which runs along the line of a former Rope Walk.

**Streetscape Components:** Generally all roads are asphalt although some side streets contain concrete surfaces such as Bull Lane and Thief Lane. Stable pavement paving and a few pieces of original ironwork exists within some terraced areas such as Siward Street. Main roads contain modern bus stops and Edinburgh style waste bins.

A mixture of asphalt and flagging make up the majority of paving although within the terraces Yorkstone can be found in places. 1930s-1940s street lighting is in use on Lawrence Street and within the terraced areas. Elsewhere, a mixture of mid to late 20th century units is in use.

Within the small 1960s development off Heslington Lane signage is black with white writing as noted in other contemporary developments across the city. The rest of the character area predominantly features modern signage affixed to walls and street lighting although some early-mid 20th century examples exist such as on Heslington Road.

**Aesthetics:** Views of St. Lawrence's Church and the former Tannery can be seen locally at ground level from various viewpoints. The Minster and St. Lawrence's spire can be seen from higher ground on the on the approach to the city.

Grass verges do exist around inter and post war developments. However in some places these have been removed to provide parking areas, or are severely worn down by persistent use. Historic verges on Lawrence Street have been replaced by cobbles.

Neat clusters of terraced housing adds to the aesthetic appeal of the area.

The area has a bustling feel close to the thoroughfares and is busy whatever the time of day with pedestrians and cyclists as well as traffic. The quietest areas are within the estates and cul-de-sacs where traffic is generally for access.

## 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 19th 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.

It is also recommended that the former chapel buildings and other community buildings within the terraces be retained and kept in use where possible.

The inter-war social and private housing still retains 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 mid 20th century and 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.

The area contains several buildings that should be considered for listing or at least inclusion on the Local List of Heritage Assets. Every effort should be made to ensure that these buildings are retained and kept in productive use. Their loss or inappropriate alteration would have significant impacts on the character of this area.

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.

## Character Area 60: Images



*Lawrence Street showing cobbled areas, and modern streetscape components*



*Emily Mews at the end of Arthur Street*



*Apollo Court*



*21st century buildings on Lawrence Street*



*Milton Street showing different terrace forms and modern flats on Lawrence St in the distance*



*Melrosegate shopping area c.1970s - City of York Archives*



*Milestone incorporated within gate pier on Lawrence Street*



*Arthur Street showing examples of fenestration change*



*Melrosegate shopping area 2013*



*Post-war social housing on Bull Lane*



*Thief Lane showing verge erosion due to car parking*



*Garrow Hill Avenue social housing*



*Contemporary flats behind the mature trees on Bull Lane*



*View of St. Nicholas' Church through Regent Street development*



*Thief Lane*



*Newland Park Close alterations to original boundary walls*



*Barbican Mews with Flax Mill and church spire to rear walls*



*1960s development off Heslington Road*



*(left) Historic view from the corner of Wolseley Street looking across to Apollo Street (City of York archives) and the same view today. Note the changes to chimneys, and fenestration of the house on the corner. The painted sign for John Smith's Magnet Ales is still legible. The postbox on the left hand side of the historic image is also extant (obscured by the car).*



*Manor Court, off Lawrence Street*



*Heslington Road showing grander housing*



*Historic Heslington Road sign covering the original name of 'East Parade'*



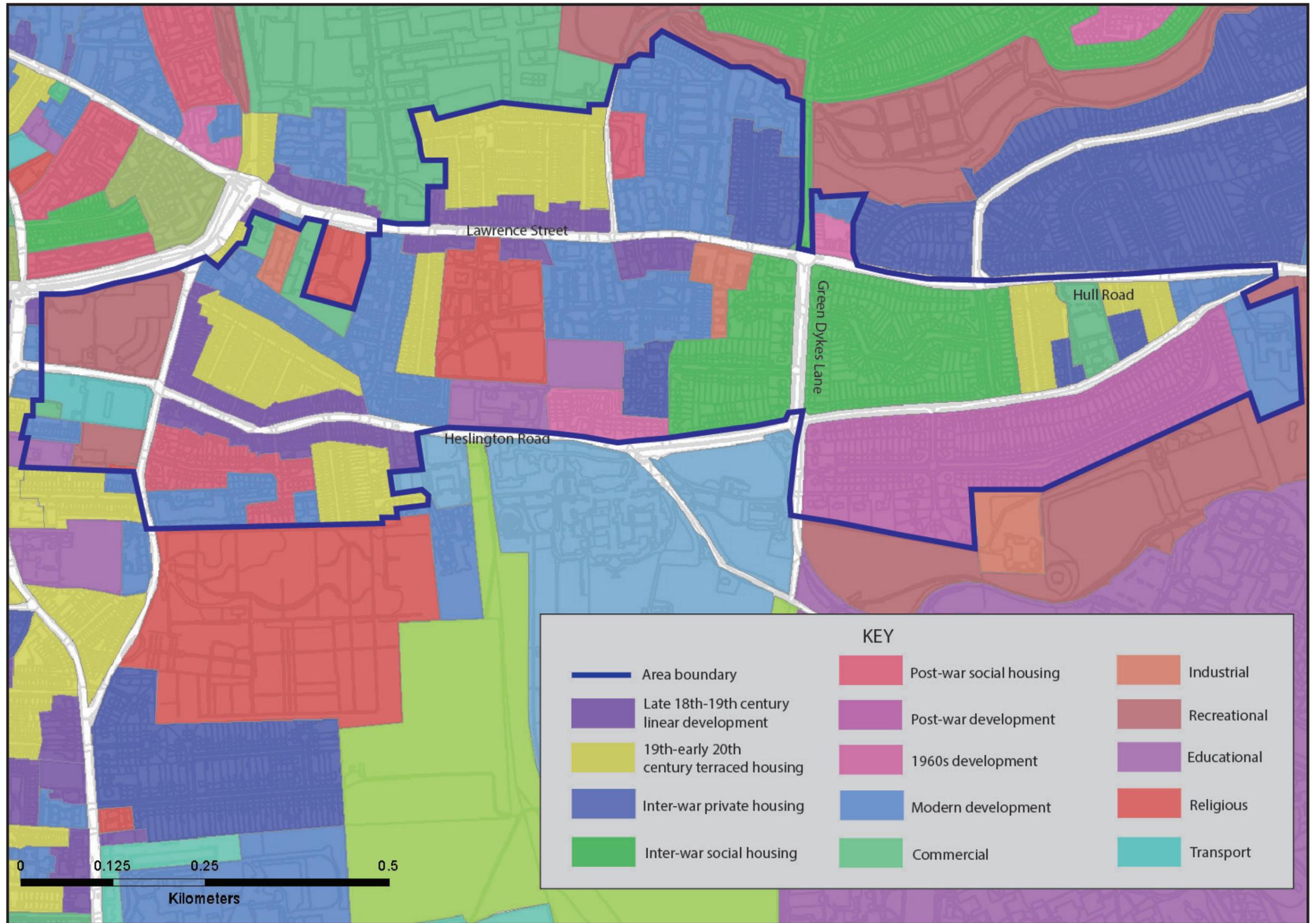
*Wellington Street chapel and stable paviour to the side*



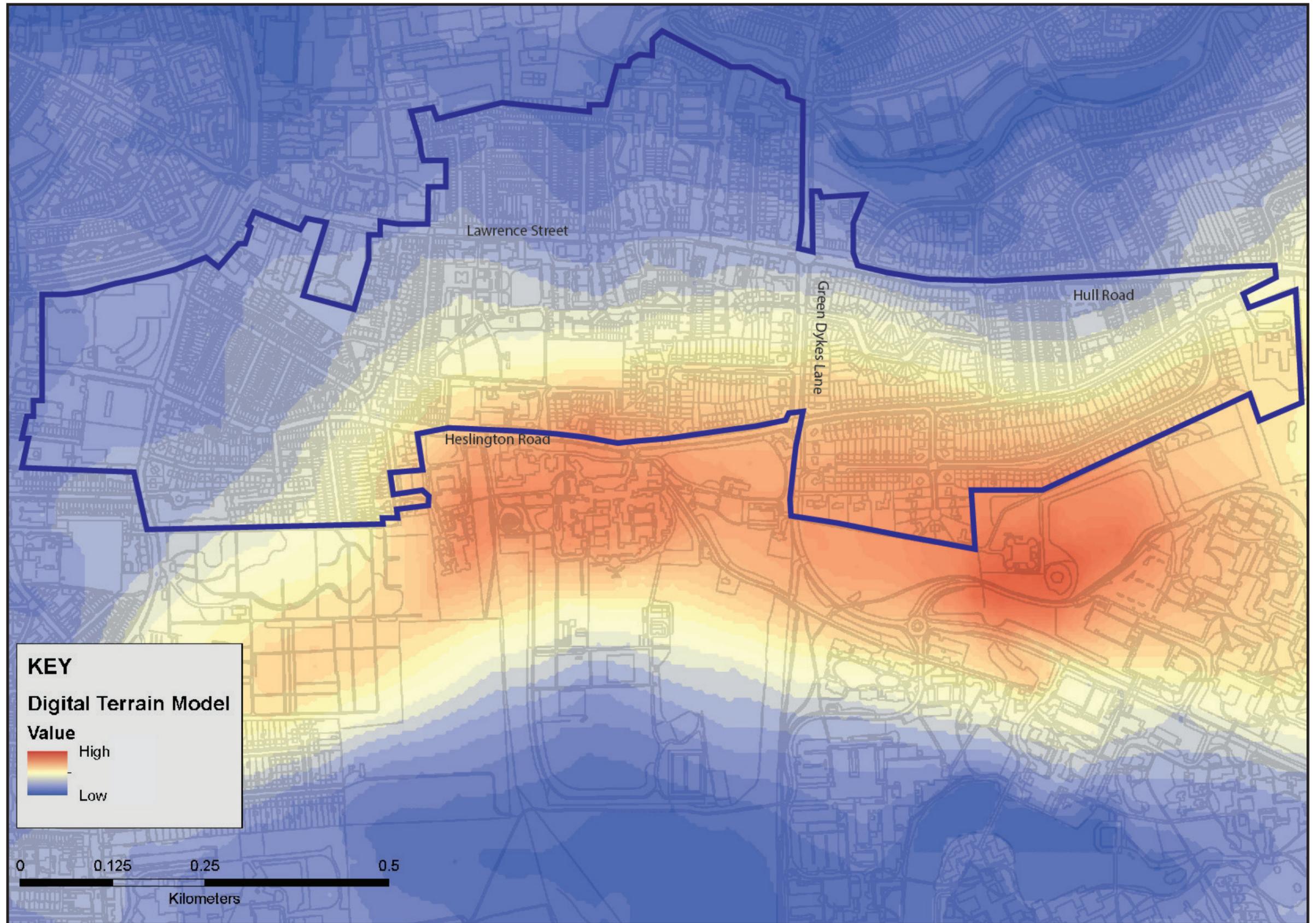
*Former corner shop on Gordon Street with 1930s street light attached*

### Character Area 60: Maps

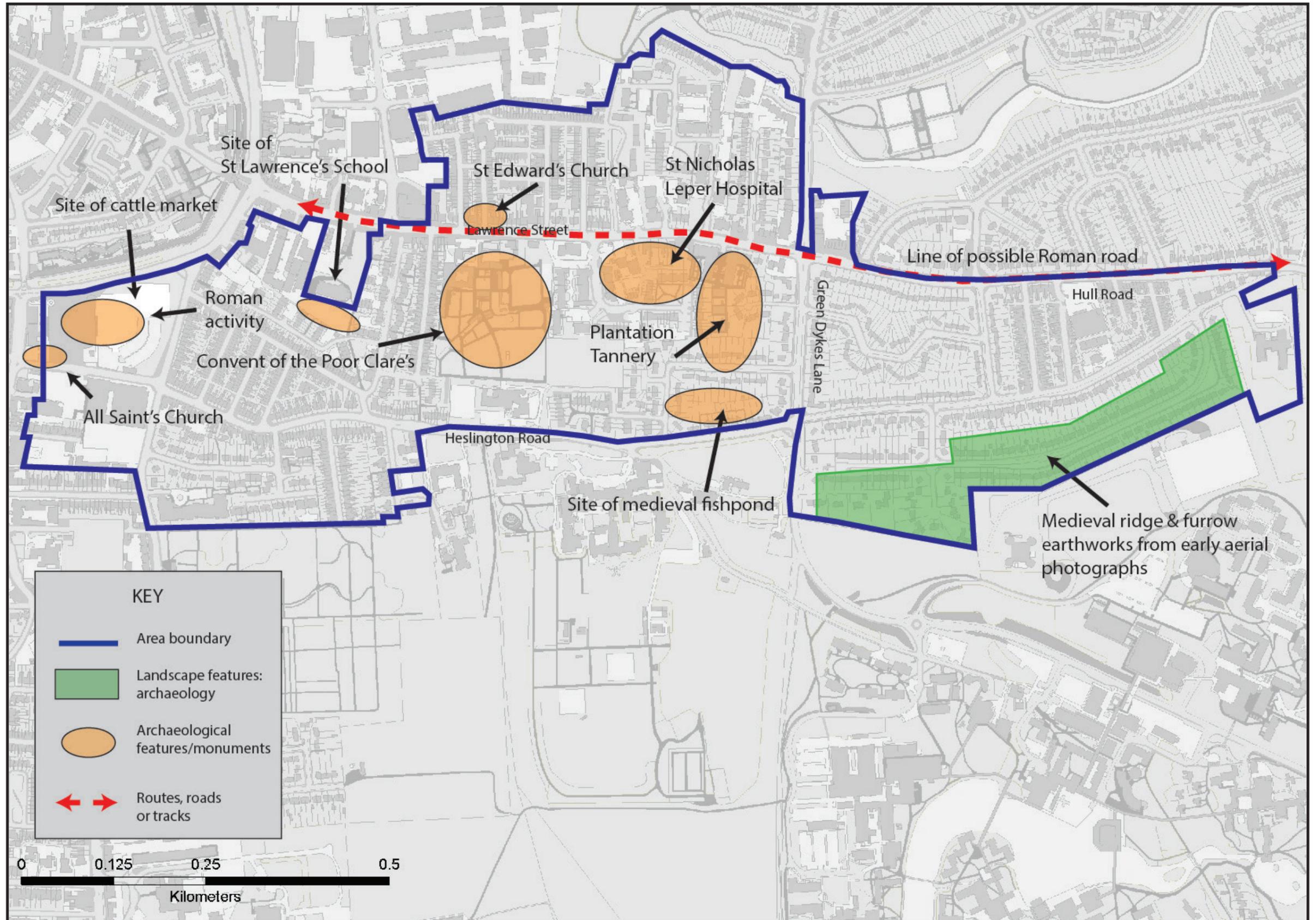
Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



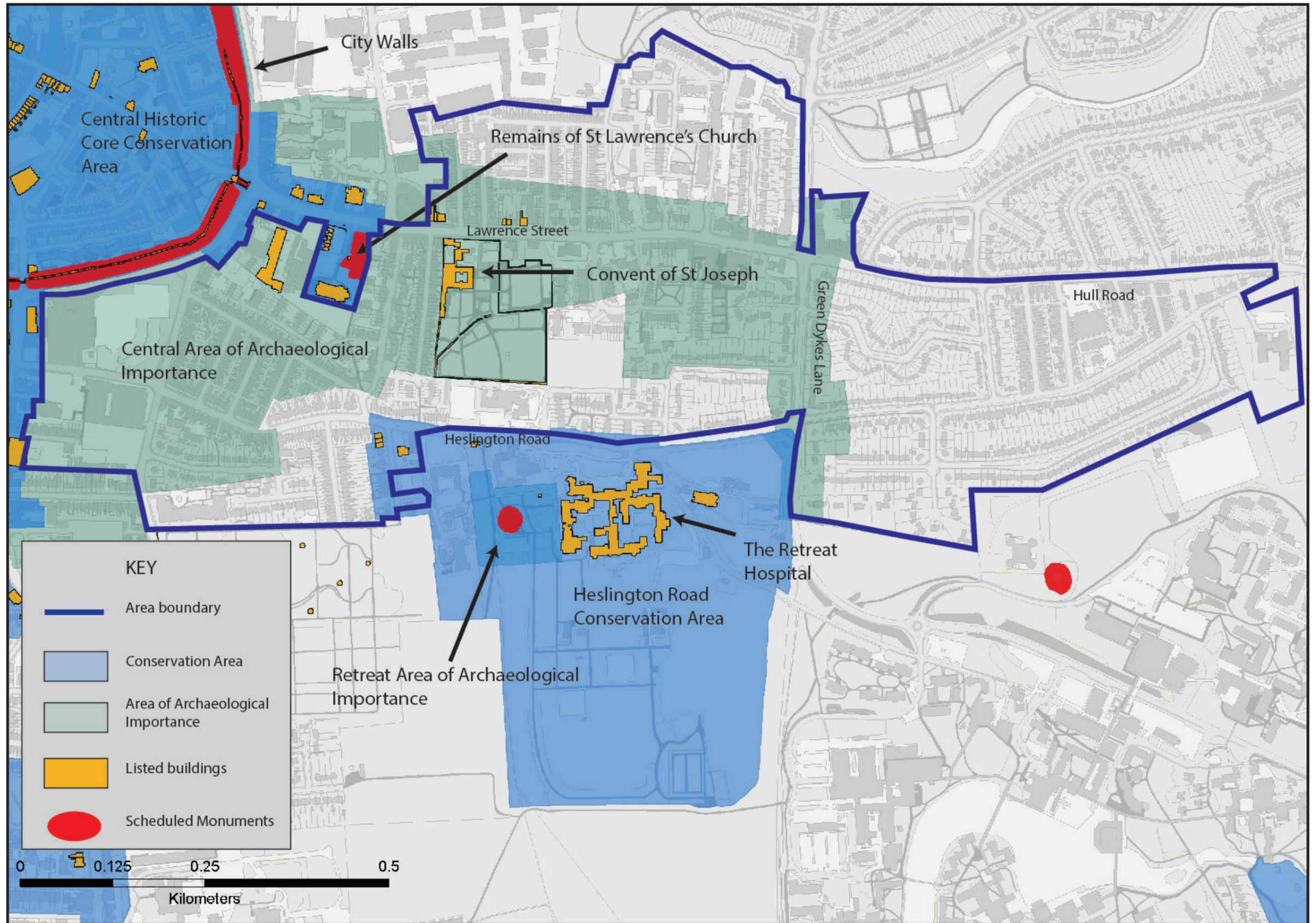
Topography



Archaeology and heritage assets



Designated heritage assets



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

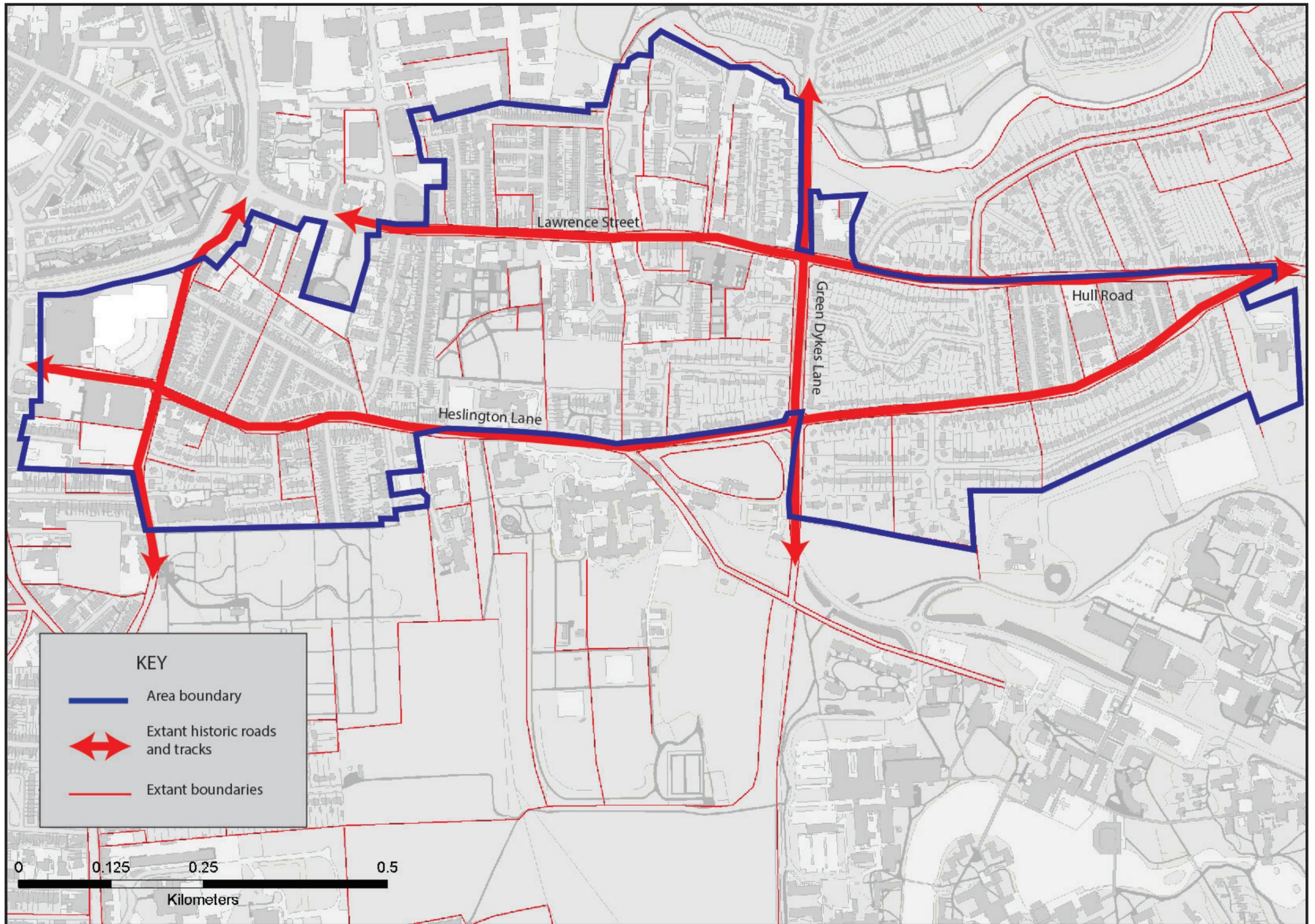


Figure ground map showing the relationship between open space (black) and the built environment



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