

HESLINGTON

Conservation Area No. 28 (31.29 ha)

Introduction

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

History

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

Important Buildings

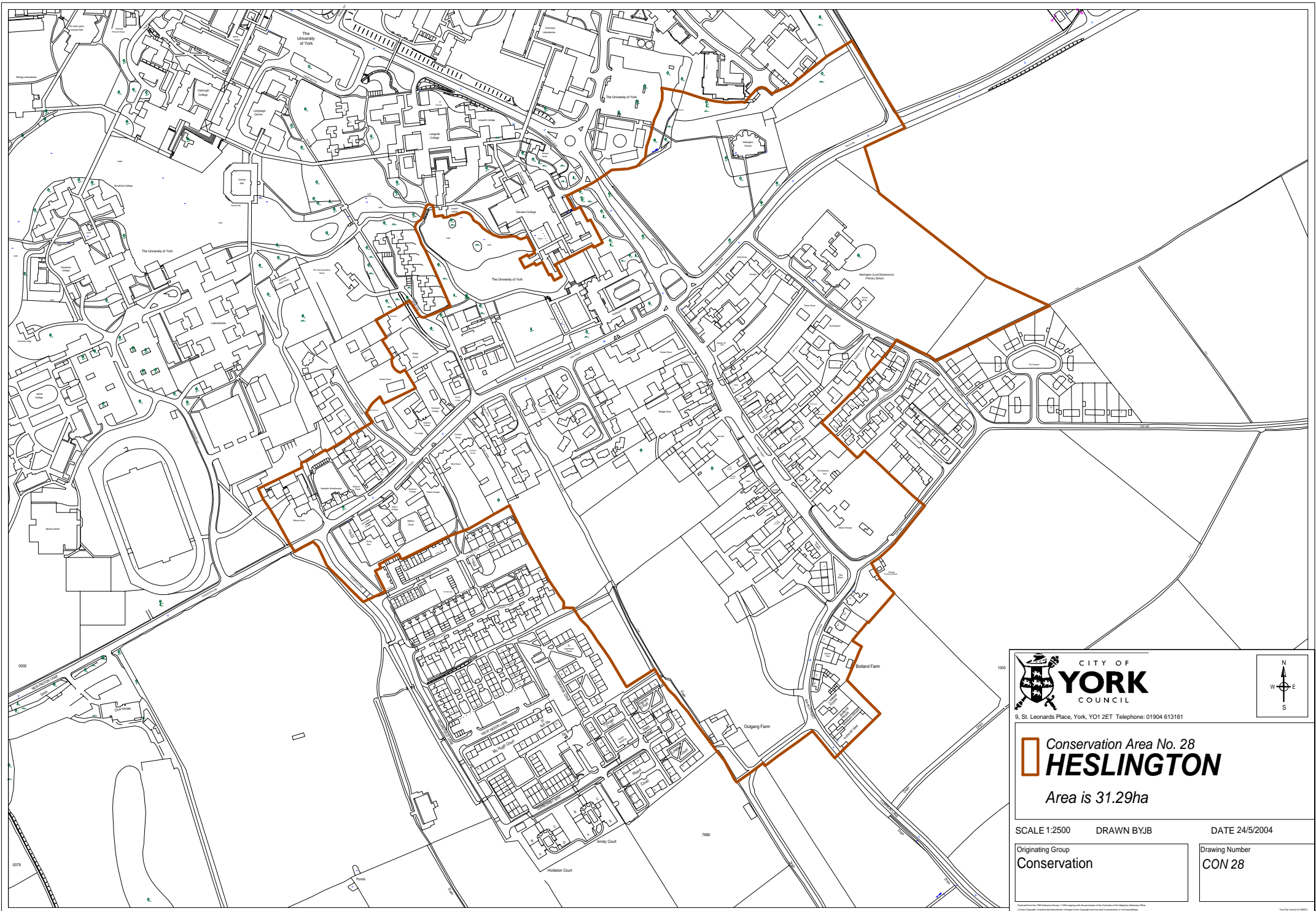
Heslington Hall (1565 - 1568) was built as a country house for Sir Thomas Eynns, with rebuilding of 1852-4 by PC Hardwick for Yarburgh and later additions and alterations. The interior of c. 1903 is by W Brierley. The Hall is constructed in red brick (in English bond) with sandstone ashlar dressings,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

Character

The Conservation Area has a richly varied character, with Heslington Hall as its centrepiece. The University Complex is adjoining, yet the village retains a strong sense of its own identity. The rural parkland character of the land alongside Field Lane is not only important as the setting for **Heslington Church**, but also for the Hall. Visually, the intrusion of the busy road junction is offset by the mature trees alongside the road and within the grassed central reservation. **Heslington Lane** enters the village from the open fields which maintain the separate identity of the west side of Heslington from York's suburbs. The lane has a distinct linear character : front boundary walls and buildings, in turn, forming its frontage. After curving gently, with grass verges, the lane straightens and leads unerringly to the hub of the village with the side wall of Heslington Hall's grounds a strong feature. The view ahead is enclosed by the trees at the road junction. Along the lane is an attractive mixture of 18c and 19c houses and cottages, including the farm buildings of Walnut Farm and the Hesketh Almshouses (1795). Spring Lane reveals enticing glimpses of the grounds of Heslington Hall. On the opposite side of Spring Lane is a quiet enclave of houses tucked amongst trees. Here the University complex is close at hand, yet is not really apparent because of the landscaped and walled character of the area. **Main Street** also leads from the countryside to the hub of the village, via Common Lane, The latter is lined by houses and cottages on just one side and gives views over the still traditional outer edge of the village. Paddocks and meadows are the setting for an informal cluster of farm outbuildings and barns, with the larger houses of the Main Street seen beyond. Main Street has many of the attributes of a complete village street in itself. Each end of the street narrows as buildings are set forward. This creates a pleasing entry to the more open character of the main section of the street, with its grass verges and several mature trees. Main Street retains a distinctly period atmosphere, because nearly all the buildings are 18c or early 19c, a high proportion of them being listed. Many front directly onto the street, forming its subtle curve and slight variations in width. Buildings are two-storey, usually detached or in short terraces, and closely spaced with narrow gated entrances or side lanes running between them. The subtle variations in frontage width and architectural detail of buildings is typical of a rural village. The traditional multi-paned or four-paned sash windows are intact in most properties. The predominant building materials are pinkish brown brick with roofing of pantile and some plain tile and Welsh slate. A red detail brick is often found. Manor House and Little Hall are set in spacious grounds, with their front garden walls maintaining the continuity of the street frontage.

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

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




CITY OF YORK COUNCIL
 9, St. Leonards Place, York, YO1 2ET Telephone: 01904 613161




Conservation Area No. 28
HESLINGTON
 Area is 31.29ha

SCALE 1:2500	DRAWN BY JB	DATE 24/5/2004
Originating Group Conservation	Drawing Number CON 28	

Produced by 1883 Planning Survey Ltd. Drawing and the provision of GIS Co-ordinates of the National Survey Office. Crown Copyright. Information on the Ordnance Survey Licence may be obtained from the Ordnance Survey website.