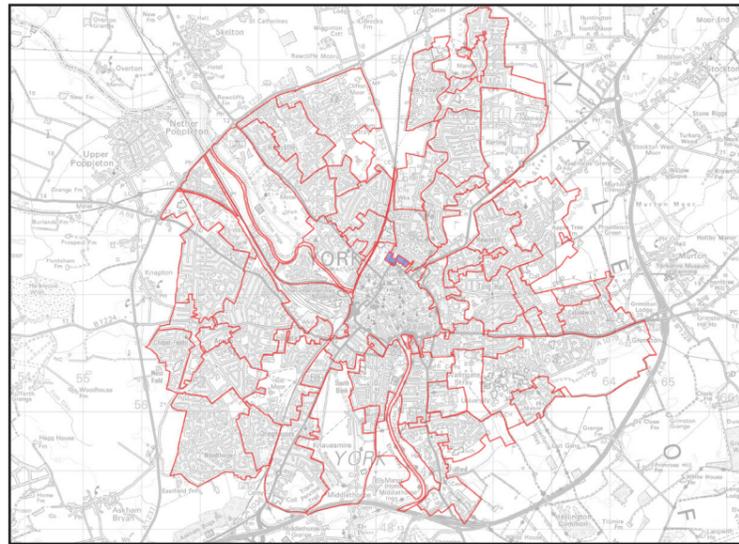


Character area 42: St. John's Campus



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: Large late 20th century and early 21st century recreational and educational campus buildings in variety of designs. Also includes mid 20th century student accommodation blocks and chapel.

Bounded to the north by Brook and Garden Street, to the west by Bootham Park hospital grounds, to the south by Lord Mayor's Walk and St. John's Street to the east.

Area of Archaeological Importance due to close proximity to the Roman and medieval city and known archaeological deposits

The topography is generally flat, relatively low-lying

Includes Union Terrace car park

Strong connection to the city due to close proximity and visibility of walls and Minster

Approximate walking/cycling distance to the city centre from Clarence Street/Campus 1.1km via Gillygate

Dominant Housing Type: Three storey 1960s accommodation blocks

Other Key Housing Types: None

Designated Heritage Assets: St. John the Evangelist Chapel (Grade II listed) and Central Area of Archaeological Importance (part)

Non-designated Heritage Assets: Roman sarcophagus in the grounds of St. John's Campus and Bell Tower (1963) from Ripon College Site, Site of Carmelite Friary, St John's Hospital and St Peter's School

Key Views: Glimpses of the Minster and City Walls are visible at several locations

Surviving historic routes and tracks: Brook/Garden Street, Clarence Street, De Grey Terrace and Street

Archaeology and history

There is no evidence of prehistoric activity or settlement in this area. Apart from a probable burial and occupation in the form of ditches and pottery found during several watching briefs on Clarence Street (EYO4829, EYO154).

Evidence for Roman activity is confined to the postulated line of a road leading from the presumed north-east gate of the Legionary fortress (the Porte Decumana) situated immediately to the east of this area.

Rubbish pits located during the Clarence Street watching brief containing medieval pottery is suggestive of some occupation but the area remained largely undeveloped and agricultural throughout the medieval period. Investigations at nearby Union Terrace have provided archaeological evidence of a 13th century Carmelite Friary superseded in the late 13th century by St. Mary's Hospital and St Peter's School in the 16th century (EYO4919). The medieval Horse Fair located on the 1852 Ordnance Survey map at the junction of Haxby and Wigginton Road and may have extended towards Gillygate.

It was not until the early 19th century that large scale expansion began between the city walls and Lowther Street containing working class and middle class terraced housing.

Between the early-mid 19th century an area of residential development was well established to the north of Garden Street (now partly Brook Street). Less densely packed buildings, perhaps slightly older in age existed on the south side of Brook and Garden Street contained long rear gardens giving the street its name.

Towards the end of the 19th century the Garden Street buildings appear to have been replaced and the majority of the gardens developed. Further additions such as Charles Street and De Grey Street were constructed.

The York and Ripon Diocesan Training Institution, constructed in 1845 on Lord Mayor's Walk to train schoolmasters, now forms part of York St. John University campus.

The Female Training School opening in 1846 and later moved to Ripon in 1862. The two institutions merged in 1974 forming the College of Ripon & York St John. In 1999 all taught courses were moved to the York campus and the college gained university status in 2006.

The corner of Gillygate and Clarence Street containing De Grey Street and De Grey Terrace was cleared of houses in the 1960s. It remained as a car parking area until the early 2000s when it was developed as part of the new campus.

Character

The most recently constructed part of the campus is located on the corner of Gillygate. These buildings, the De Grey Building, Fountains Learning Centre and Foss Building (completed in 2009), are constructed in a red brick with a slightly worn effect, which is sympathetic to the brick built 19th century buildings on Gillygate.

The De Grey Building is a striking piece of early 21st century architecture with a curved brick frontage to Gillygate/Clarence Street with different sized small windows throughout.

The Fountain's Learning Centre is another large curved piece of contemporary architecture visible from Clarence Street. Its upper floors contain large floor to ceiling windows.

The Foss Building on Lord Mayor's Walk is more regular in appearance with large glass windows to the upper floors and building edge, presumably to allow views of the Minster and City Walls. The De Grey Building itself is a very successful contemporary landmark visually drawing the eye along Gillygate from the Bootham Bar Junction.

Behind these buildings, away from the surrounding 19th century streetscape, the campus becomes more contemporary in design. Timber cladding and coloured panels are in use on these sides of the buildings.

To the rear, the earlier mid 20th century campus accommodation is set in communal lawned areas and consists of three storeys, buff coloured brick apartment buildings with pitched roofs.

Several early to mid 20th century buildings are also located in this part of the campus. Many have been modified to accommodate the growing needs of the college.

19th century buildings that were part of the original college are located in the Lord Mayor's Walk Character Area.

Significance

Archaeology: Evidential value is high here as this area falls within the core Area of Archaeological Importance. Significant medieval archaeological deposits have already been located beneath Union Terrace Car Park and Roman deposits found slightly north off Clarence Street indicate high potential.

Architecture: This character area is distinct from adjacent mid 20th century residential areas and the hospital site. It contains large late 20th and early 21st century campus buildings which are used in conjunction with the original 19th century buildings on Lord Mayors Walk.

The 1960s accommodation buildings and chapel are sympathetic to the surrounding residential architecture on Garden Street. The architecture work well together. The modern buildings do not seem to out of place with those on Gillygate and Clarence Street. Where they feel the most contemporary i.e. De Grey Terrace and Fountains Learning Centre, the buildings create enclosed modern spaces. The modern buildings are separated from the mid 20th century buildings by soft landscaping.

None of the buildings within this character area are of much historical merit although the chapel has been afforded Grade II listed status.

Historic: The line of the 19th century De Grey Street and De Grey Terrace is preserved in the design of the contemporary buildings.

A Roman sarcophagus, now used as a planter is located near the chapel in the soft landscaped area behind the modern campus buildings.

The Peace Garden contains the Hiroshima Peace Tree which was given to the University in 2005 grown from a seed of a plant that survived the Hiroshima atomic blast. This garden also contains several memorials to people associated with the college.

Streetscape components: Mid 20th century street lighting and tarmac footpaths are present in the areas of the student accommodation bordering Garden Street. In the centre of the early 21st century campus light grey blocks and paving is in use and tarmac access roads.

Contemporary, early 21st century street lighting, cycle racks and seating are present throughout.

Aesthetics: There are several green spaces and gardens within the campus development surrounding the student accommodation areas.

Glimpses of the Minster and City Walls can be gained from several vantage points within the campus as well as the surrounding streets such as Clarence Street. The view of the De Grey Building from Gillygate is particularly fine.

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).

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. 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 the chapel and garden/recreational areas, with appropriate weight given to local opinions.

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 status of the De Gray Buildings as a good early 21st century landmark building could be celebrated and enhanced and the view along Gillygate retained.

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 in this area. Appropriate mitigation strategies should be agreed to protect potential archaeological deposits for any future development in area.

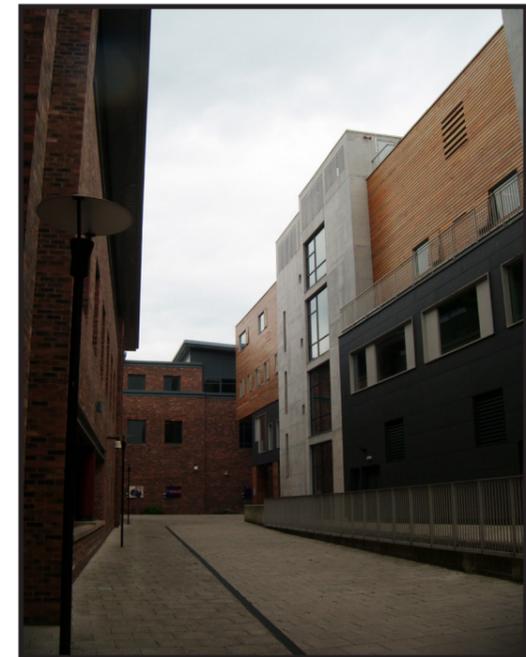
Character Area 42: Images



De Grey Building



Chapel building



De Grey Terrace



Foss Building on Lord Mayor's Walk



Student accommodation blocks



Roman sarcophagi in the gardens of the campus



De Grey Street



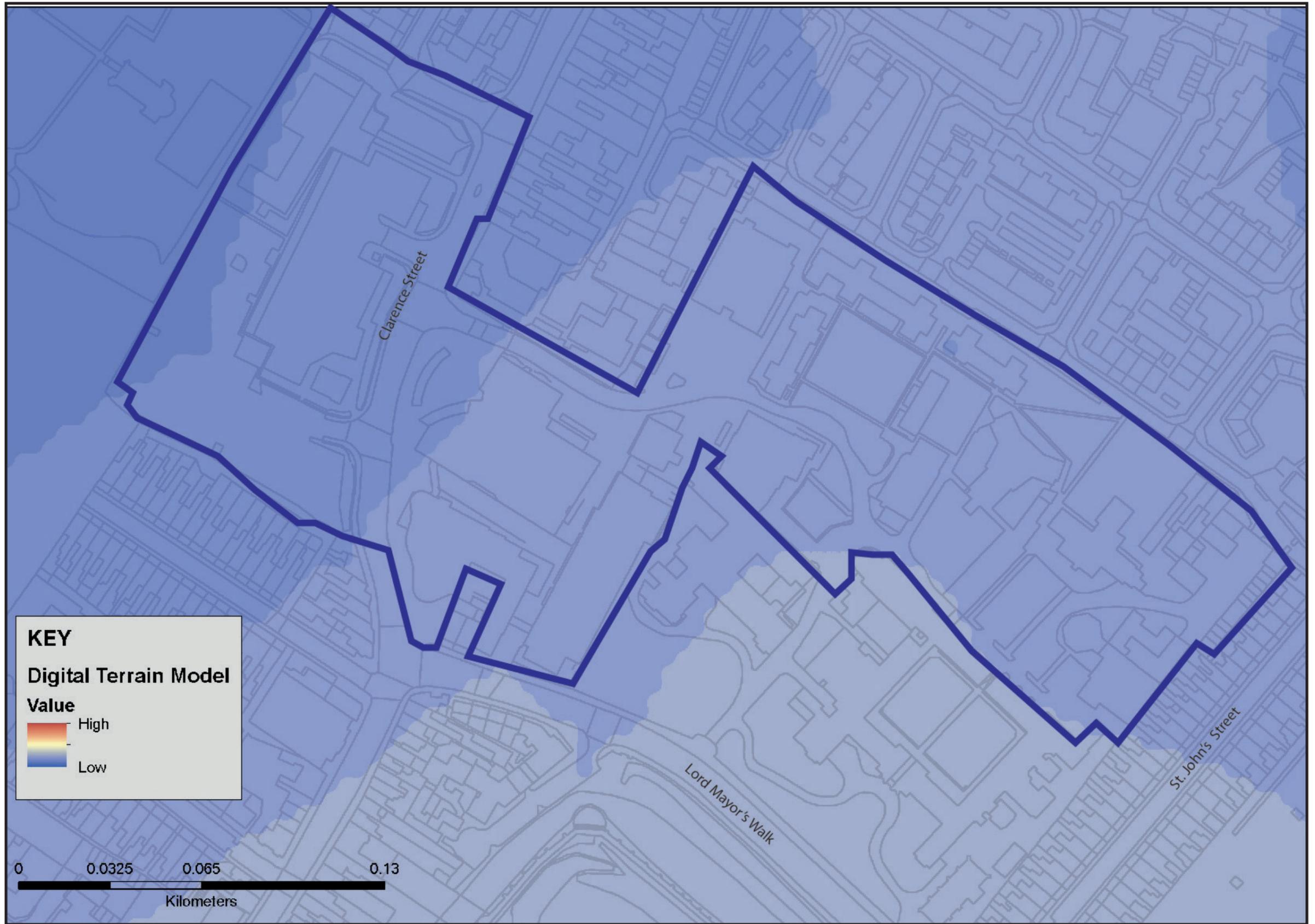
The De Grey building from Clarence Street looking towards the Minster

Character Area 42: Maps

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



Topography



Archaeology, designated and non-designated heritage assets



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

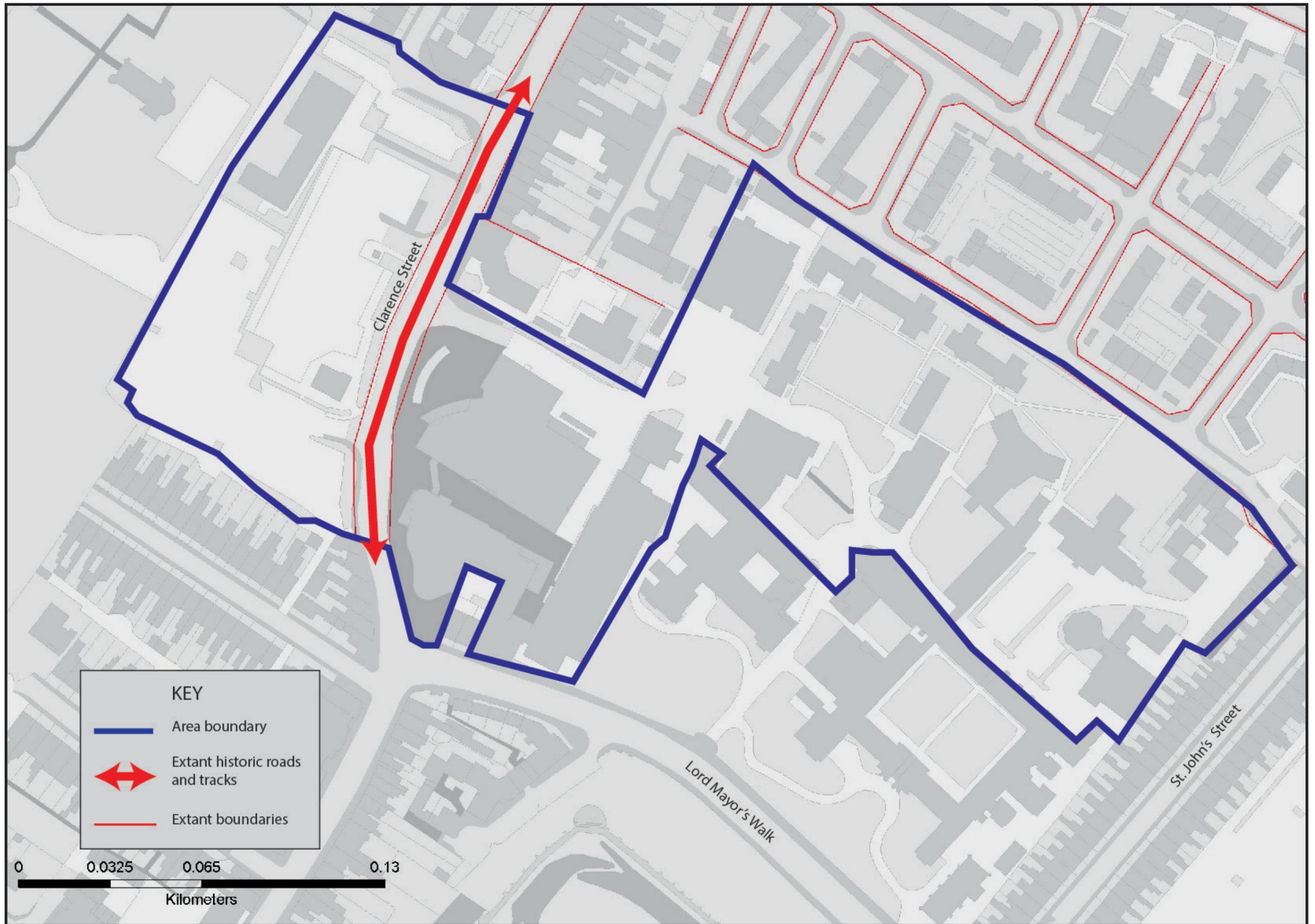
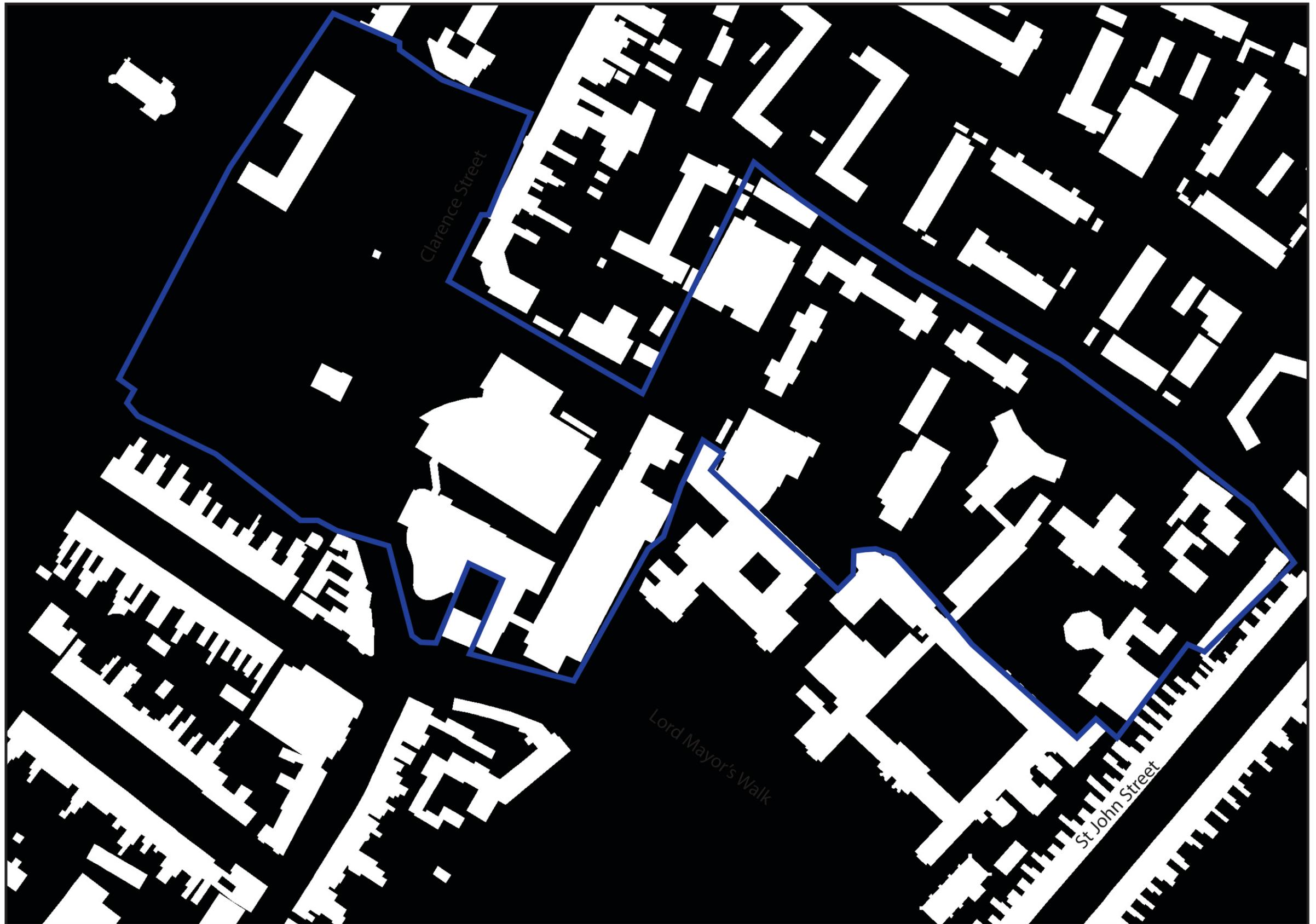


Figure ground map showing the relationship between open space (black) and the built environment



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