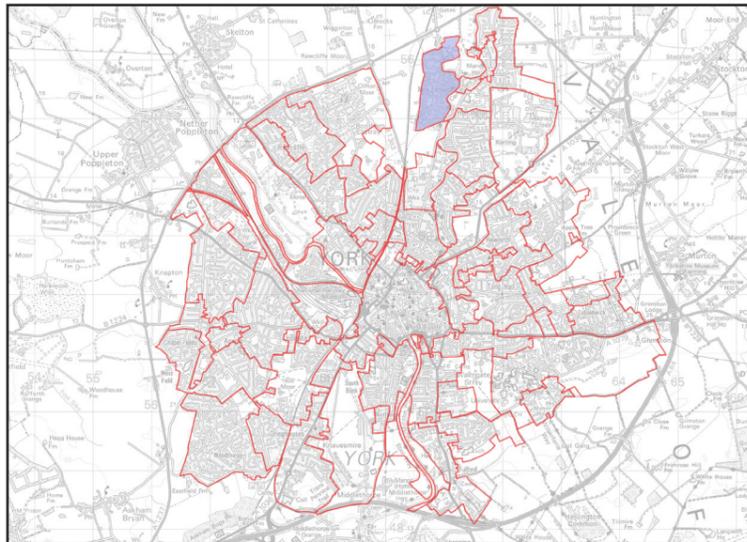
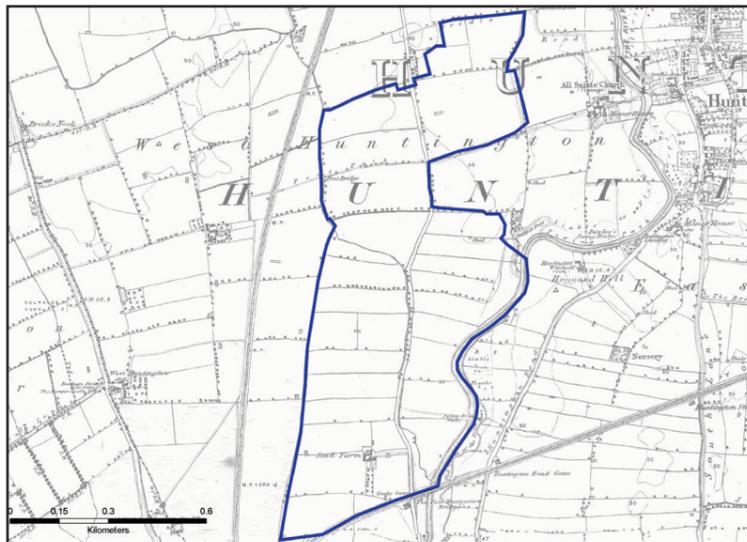


## Character area 46: New Earswick



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Early to mid 20th century garden village expanded during the post-war period, with further amenities added in the 1960s and residential development dating to the late 20th to early 21st century generally in keeping with older buildings.

Garden village including open green spaces, tree-lined streets and hedgerows

The land is relatively flat with the highest ground located to the north

Agricultural fields bound the area to the west and north, the former York to Beverley railway line to the south and the River Foss to the east

New Earswick Conservation Area

Arts and Craft characteristics

Tenuous links to city centre but historical and sensory links to Rowntree family and factory

Contributed to nationwide development of social/low cost housing and sustainable communities

Community amenities also include a library, folk hall, shops and schools including the Joseph Rowntree Secondary School, sports facilities and allotments

Approximate walking/cycling distance to the city centre from New Earswick Folk Hall 3.9km via Haxby Road

**Dominant Housing Type:** Two storey semi-detached and linked terraces set back from roadways and in cul-de-sacs, with front and rear gardens, attractive red tiled roofs in a variety of styles

**Other Key Housing Types:** Mid 20th to early 21st century buildings in a mix of architectural styles

**Designated Heritage Assets:** Majority of original village houses (Grade II) and School and Folk Hall (Grade II), New Earswick Conservation Area

**Non-Designated Heritage Assets:** Original fruit trees in gardens and boundary defining the western fringes of development

**Key views:** Local views of Folk Hall and River Foss

**Surviving historic roads and tracks:** Haxby Road and Huntington Road

## Archaeology and history

New Earswick is situated in a landscape that has seen significant late prehistoric and Roman activity. To the west, on Bootham Stray, two Roman military training camps were identified in 2002 (both Scheduled Ancient Monuments). To the southeast, on Huntington South Moor, a further Roman camp is known to exist. These are some of only a handful known linked to the fortress of Eboracum. This site also provided evidence for later prehistoric activity. In addition to this, evidence of a possible Roman villa (MYO2267) was found during clay working for bricks immediately south. More recently, evidence for prehistoric and Roman field boundaries and enclosures has been found

The area remained undeveloped during the medieval period providing agricultural land for the village of Huntington and later for scattered farms such as Stud Farm. Huntington Road probably originates from the medieval period as an outgang leading south from the village. Haxby Road, running through New Earswick may also have early origins. The land was ploughed during the medieval and post-medieval period; large swathes of broad ridge and furrow have been identified on historic aerial photographs prior to development across the surrounding areas.

During the mid 19th century the York to Beverley railway was cut through the rural landscape.

Joseph Rowntree, head of Rowntree's confectionery company during the late 19th century, and his son Seebohm were pioneers of social reform and industrial relations. In 1901, Joseph Rowntree bought land south west of Huntington in order to create a new garden village for his workforce. The village was to provide clean, well-designed, spacious homes with gardens for working families. The houses were constructed 12 per acre and were designed by Parker and Unwin. Further Parker and Unwin designs can be found to the north west of Clifton and at The Horsehoe, Tadcaster Road. The village also contained a school and folk hall by 1912. Later, medical provision and facilities for the elderly were added. The houses were refurbished in the 1970s.

On the western side of the village, New Earswick grew during the inter-war and post-war period. Later, 20th century development continued the growth of New Earswick to the north and south of the original housing.

## Character

The garden village part of New Earswick contains three main periods of development, phase 1, 1904-1915, phase 2, 1918-9-1936 which followed a more simple design and phase 3, 1946-1954. Generally, these three phases of building are constructed of the same materials and follow the same landscaping style. The bricks used to construct the first two phases of the village were made at a local brickyard, which was later turned into a nature reserve in the 1950s. Further construction from the 1960s to 2000s has taken place surrounding the original village and on pockets of spare land.

New Earswick is the first community in which the ideals of the Garden Cities movement, founded in 1899, were tried out. The layout of the new village was planned to take account of its natural features so that its eastern boundary was defined by the curving River Foss and its western edge by hedgerows. The streets are tree-lined with grass verges, planned recreational spaces and houses with gardens, many of which retain the fruit trees which were planted shortly after construction.

Housing layout varied to maximise the use of space, while the design of houses was influenced in some cases to maximise the amount of sunlight that would reach the windows. No house has a northerly aspect. Three different house plans were developed. Houses are one-two storey, semi-detached or in short linked terraces. Later phases of development contain cul-de-sacs, bungalows and detached buildings. .

All houses have hipped roofs and contain front and rear gardens bordered by hedgerows and picket fences (mostly painted black) attached to concrete posts.

The houses all feature white window panes containing six to eight small square panes. A handful of buildings contain sash windows, such as on Acacia Avenue. Doors are also generally similar although feature in a range of colours. Original, half paned doors can be seen on the south side of Station Avenue.

The earlier buildings are based on Arts and Craft movement design. They feature a range of designs with steep, often elaborate gables and overhanging eaves to the roofs, which are constructed with French tiles. The buildings are constructed of red brick but have been whitewashed in places, such as Poplar Grove. The majority of the original New Earswick buildings are Grade II listed.

During the 1970s, modernisation of the original New Earswick buildings took place. This included the pedestrianisation of some areas, the addition of garage blocks such as on Ivy Place and Poplar Grove, the removal of chimney stacks and the renewal of the whitewash. Interestingly it appears that the houses originally had dark coloured window frames, these seem to have been painted at some point before or during the modernisation works.

The second phase of construction began north of the primary school and round to the west of Haxby Road. The houses are similar to the earlier style but have a simpler design. Some of the linked terraces contain an arched central access to the rear gardens, as in other contemporary designs elsewhere. However, the difference is in the quality of the landscaping and fenestration. The eight-pane design was used elsewhere, such as Tang Hall, contemporary with the second phase of New Earswick. However, many houses in Tang Hall have since had the windows replaced. The three original housing designs from New Earswick were included as prototypes in the Government Housing Manual 1918. This meant that contemporary estates like Tang Hall were similar in design.

Few houses have flat porch roofs similar to social housing elsewhere in York. Some houses have had their gardens converted to driveways despite the removal of grass verges to provide lay-bys. However, on Almond Grove for example, the front garden space appears large enough to provide a parking space as well as retaining a green area.

The post-war housing is constructed in a slightly different colour brick, due to the closure of the local brickworks in the 1930s.

The houses have been constructed to blend in with the existing housing but there are subtle design changes, such as Dutch bungalow styles, some visible external coalhouses and small bay windows while still maintaining the same window pane design. Further parking provision is provided to the rear of houses at the southern end of White Rose Avenue in the form of detached garage blocks. These are neatly positioned and all contain white garage doorways to fit in with the white window (and largely white door) theme. This street contains a mixture of housing styles from slightly different periods. The eastern end contains a large 'village green' space featuring large mature trees. The houses fronting this do not contain their own front garden and parking is restricted to lay-bys. These houses appear to have been built in different phases and feature both hipped and pitched roofs, bungalows and two-storey flats. The fenestration differs in houses some containing the original paned windows; others are simply split into three vertical panes.

White Rose Avenue leads onto Garthway, which contains a rather stark, three storey, concrete clad crescent of flats. They are light grey in colour and have a small parking area and garage block. In contrast to the rest of the estate they contain no private green space. The flats feature a range of coloured doors and have external concrete stairways to the first floor apartments, which contain an upper floor.

Late 20th century pockets of development can be found throughout the village. 1970s construction on Oak Tree Grove contains red brick one-two storey buildings, different to the housing, which surrounds it. The houses contain a small rear garden but open grassed areas to the front. These are pedestrianised, quiet spaces, with parking restricted to the cul-de-sac lay-by. The buildings have pitched roofs and do not have chimneys in contrast to the older buildings on White Rose Avenue adjacent.

Fenestration here is still in white, as elsewhere, but the style and mixture of window design is quite different to what was in use before.

Maple Court Flats, dating to the early 1970s are three storeys and built in a crescent shape similar to Garthway but feature red tiled roof and black wooden cladding to the front of the building. As with other contemporary designs, a flat corrugated iron roofed garage block serves these properties. Flats on the east side of Willowbank are contained in a three storey building with driveways and carports adjacent to long unbounded lawned gardens to the east side.

The Bakery, a later 20th century development contains two storey, semi-detached buildings split into flats. They contain driveways, but are generally sympathetic to their older surroundings, featuring for example, brick and white cladding and a red tiled roof.

Outside of the conservation area, south of White Rose Avenue and Garthway is a late 20th century housing estate constructed in different designs. This part of New Earswick contains one-three storey buildings, in red brick all with white-framed windows. The windows shape and style vary across the designs, although in some cases, they have been split into six panes in a small bid to mimic older styles. The carriageways are all asphalt with the exception of some side street areas such as Magnolia Grove where the herringbone effect paving is in use forming a parking area. Parking is again restricted to lay-by areas. However, some housing on Alder Way contain integral garages and driveways. The two-storey houses tend to have pitched roofs with private rear gardens bounded by green fencing and rounded brick walls, while the front areas either face onto the street or are small communal lawned areas. The bungalows have hipped roofs and both front and rear gardens although the front gardens have hedges they tend to be hard landscaped behind the frontage.

Woodland Place, to the north of the conservation area is another late 20th century development, consisting of link houses. The difference here is that all front garden spaces are in use as driveways. Greenery is still a feature in the form of shrubs and small hedges but generally the street is quite anonymous and is not specific to New Earswick.

However, the materials used are similar to the other contemporary developments in the village.

Further north still, the small retirement community of Hartrigg Oaks (1998) is situated on the west side of Haxby Road opposite the Joseph Rowntree Secondary School (1940s but rebuilt in the last decade). This bungalow estate is self-contained and has a circular main road running through it, leading off into small parking areas. The houses themselves are constructed in red brick, with hipped red tiled roofs and white window frames as elsewhere. The bungalows face each other in small groups with unbounded green pedestrianised spaces in between the front of the properties, a common theme in New Earswick. Further greenery is provided in the form of shrubs and bushes at the side of buildings and in the small private garden areas. A central building, The Oaks, provides a community focus and contains a coffee shop, hairdresser's, sports facilities and a library amongst other things.

Inter-war buildings on Haxby Road north of Hartrigg Oaks and on Park Avenue are not Joseph Rowntree Housing Trust homes as they would have been constructed in isolation away from the main village. Their architectural style is similar to other contemporary buildings elsewhere in the city but does not fit in with the rest of New Earswick.

Haxby Road forms the spine of the community. This is where the non-residential buildings forming the community amenities are located in the centre of New Earswick. The Folk Hall and school were designed by Parker and Unwin, and formed part of the original village. The former is a community centre which hosts activities such as youth clubs and yoga.

Further facilities include a Methodist Church, swimming pool, tennis courts, New Earswick Sports and Social Club, play areas, library and several shops. The majority of these date to the 1960s. Many of the sports and leisure clubs are well established with long histories. There are no public houses in the village, in contrast to other areas. This deliberate omission from the village is a legacy of Joseph Rowntree's Quaker beliefs.



*Poplar Grove newly built - City of York Archives*



*Poplar Grove during modernisation in the 1970s. Note the replacement of the road with footpath and the removal of chimneys - City of York Archives*

## Significance

**Archaeology:** The possible enclosed Roman villa immediately south on the site of the early 20th century brickworks may be associated with features that might extend into the area on higher ground. Archaeological assessment on Joseph Rowntree school playing fields (another relatively higher part of the area) in 2009 did not reveal anything of significance.

Haxby Road, running through New Earswick may have early origins and large swathes of broad ridge and furrow have been identified from historic aerial photographs. No archaeological material has been found during the development of New Earswick.

**Architecture:** The garden village of New Earswick contains a variety of architectural styles spanning a century. The village has a well-established identity and distinct sense of place due to the strong architecture and original vision by Joseph Rowntree, a vision which is still being realised. New Earswick is significant because of its contribution to the development of low cost housing and sustainable communities in Britain.

The provision of the schools and recreational facilities within the village re-affirms a sense of place and identity. The early 20th century primary school building itself is important as it was one of the first 'open-air' schools with south facing classrooms and windows which could be folded back to open up one side of the room, and internal sanitary arrangements. Originally, the school taught lessons in gardening to assist with the maintenance of the private gardens, as many families had not had the luxury of private green space previously. The secondary school, built in the 1940s, retains the Joseph Rowntree name.

The high number of sports and recreational clubs in New Earswick is a testament to the facilities on offer. Many clubs here have long histories and strong community links.

The village contains a high concentration of Grade II listed buildings. The buildings were listed due to the three pioneering house plans which were included in the 1918 Government Housing Manual implementing the Homes fit for Heroes campaign following World War I.

This later developed into social housing schemes. The buildings in general are consistent in use of materials and layout. Even the more modern buildings, outside the boundaries of the conservation area, have attempted to be sympathetic to their surroundings. In addition to the quality of the buildings, the streetscapes are well thought out and are attractive as they contain a large amount of greenery and open space.

The older buildings of New Earswick have changed very little when compared to other contemporary developments. This is because of the management of the village by the Joseph Rowntree Housing Trust ensuring that New Earswick is not open to outside development schemes. Change to provide parking space has been managed well by the creation of lay-bys (at the cost of some grass verges) and the provision of garage blocks in the 1970s. Where gardens have been used for parking purposes the effect has not been as dramatic as in other places and the loss of greenery is not as apparent. Extensions and solar panels are almost non-existent. A handful of corner plot houses have detached garages but generally there are no large extensions or loft conversions. In general the integrity of the original design and concept remain significantly legible.

**Historic:** Early to mid 19th century field boundaries identified on Ordnance Survey plans have an approximate survival rate of 20% as garden fence lines and roadways. The boundary between the western limits of the village and agricultural land may be medieval in date.

The provision of fruit trees in the original gardens and the naming of the majority of streets after trees reinforce the significance of the garden village feel that Rowntree strove to achieve. Other place names of note include White Rose Avenue, named after the White Rose Dairy that stood on the site of a farm (formerly known as Stud Farm).

The farmhouse, called The Garth was converted into sheltered accommodation in 1951, lending its name to Garthway. White Rose Dairy was set up by Seebom Rowntree in an effort to provide the community with clean milk.

The smell emitted from the Nestle/Rowntree factory located immediately to the south, can be experienced throughout the character area.

**Aesthetics:** Despite no longer sitting in isolation, New Earswick is unique in the suburbs of York. It retains its village feel, contains aesthetically pleasing and often bold architecture spanning the last one hundred years. The community facilities, including original buildings, continue to be well used, showing that the village continues to be a thriving place in its own right and is not just a dormitory suburb.

**Streetscape components:** Street signage is generally modern in date attached to street lighting or on low finger posts. Outside the Folk Hall a green iron orientation post, similar to those found in the city centre is in use. Other orientation posts can be found throughout the core area adding to the sense of community, some dating to the 1970s/80s. The majority date to 2002 celebrating the centenary of the creation of the settlement.

Signposted cycle routes run through the estates. They avoid the busy main road and divert cyclists to the west side on Rowan Avenue instead.

Haxby Road features Edinburgh style waste bins, mature trees, modern street lighting and bus stops. In addition to modern bus stands there are older red brick bus shelters also featuring red tile hipped roofs.

The earliest phase of construction generally contains asphalt carriageways and paved footways. Some side streets, from the second phase of construction, on the west side of Haxby Road feature different paving such as Rose Tree Grove where the carriageway is constructed of pink natural stone (granite) and the footway in grey granite, both laid in a herringbone pattern.

## 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.

Community amenities should continue to be supported for example, low rents for independent businesses.

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.

A local survey of architectural and streetscape features (gate piers, 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.

There is an opportunity for this study (used in conjunction with the New Earswick Statement of Significance (Bramhall Blenkharn Architects 2012)) 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 46: Images



*Chestnut Grove*



*Lime Tree Avenue*



*Garthway*



*Chestnut Grove showing modern lighting, 2002 signage and 1970s footpaths*



*Rowan Avenue showing changes to fenestration*



*Crescent of flats on Garthway*



*Poplar Groive 1970s signage*



*White Rose Avenue*



*Play area on Alder Way*



*Willowbank flats*



*The Village Green*



*The Garth former White Rose dairy buildings*



*Hartrigg Oaks*



*Folk Hall*



*Example of bus shelter in village*



*Hartrigg Oaks (1998) - containing less greenery than other areas.*



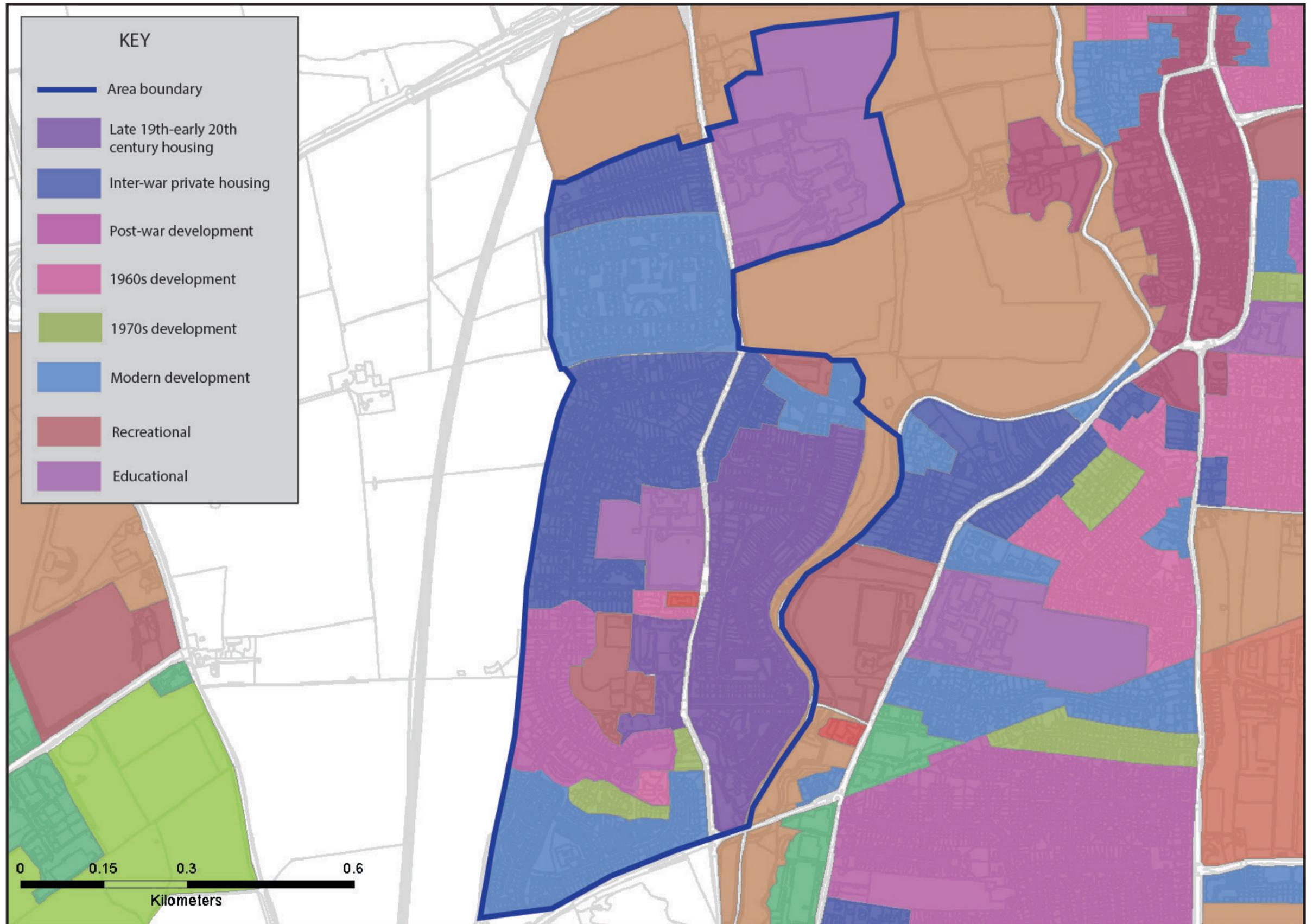
*Shopping area*



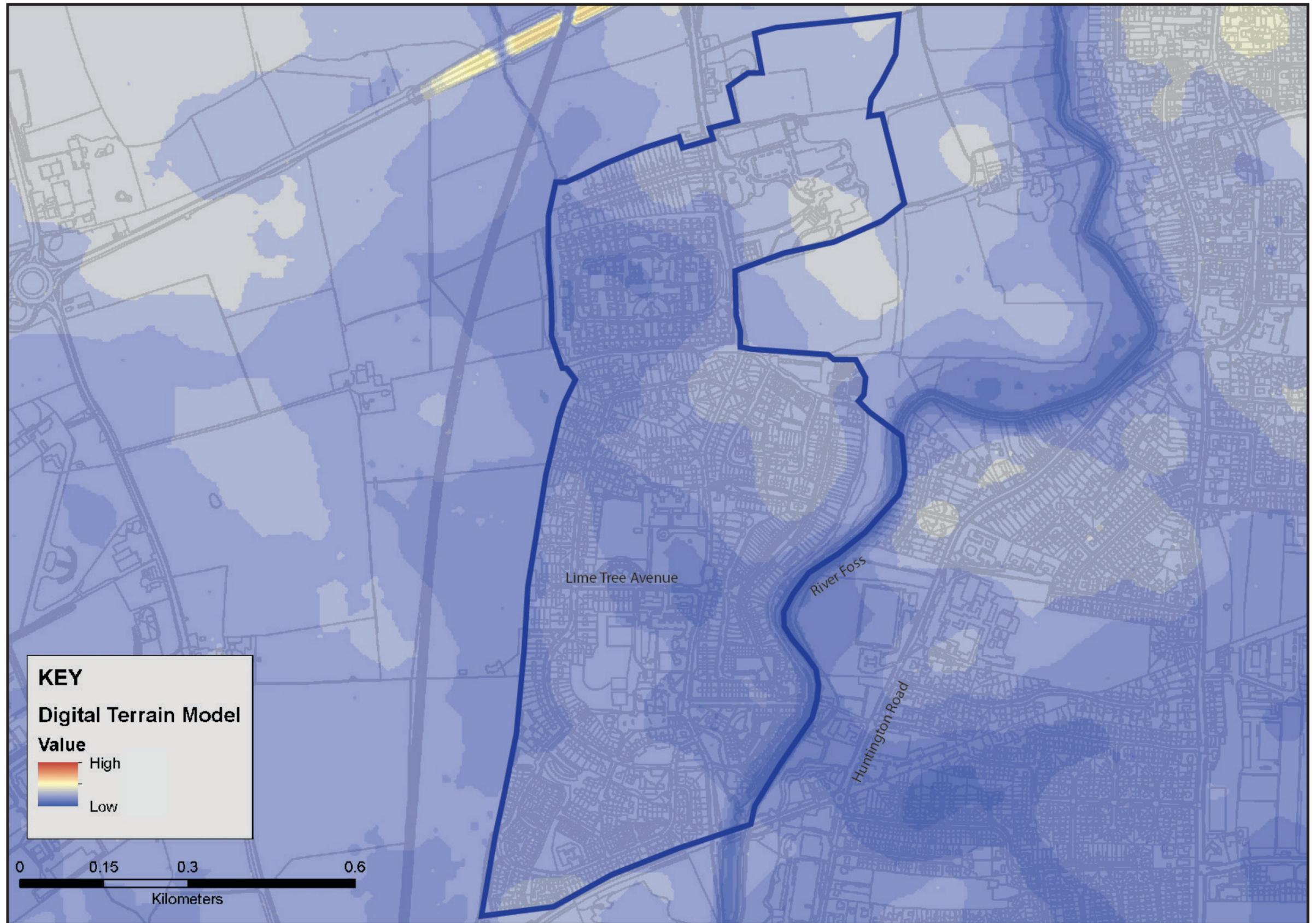
*Junction of Haxby Road and Willowbank showing modern lighting, telecoms boxes, dog waste bins, signage and notice board*

### Character Area 46: Maps

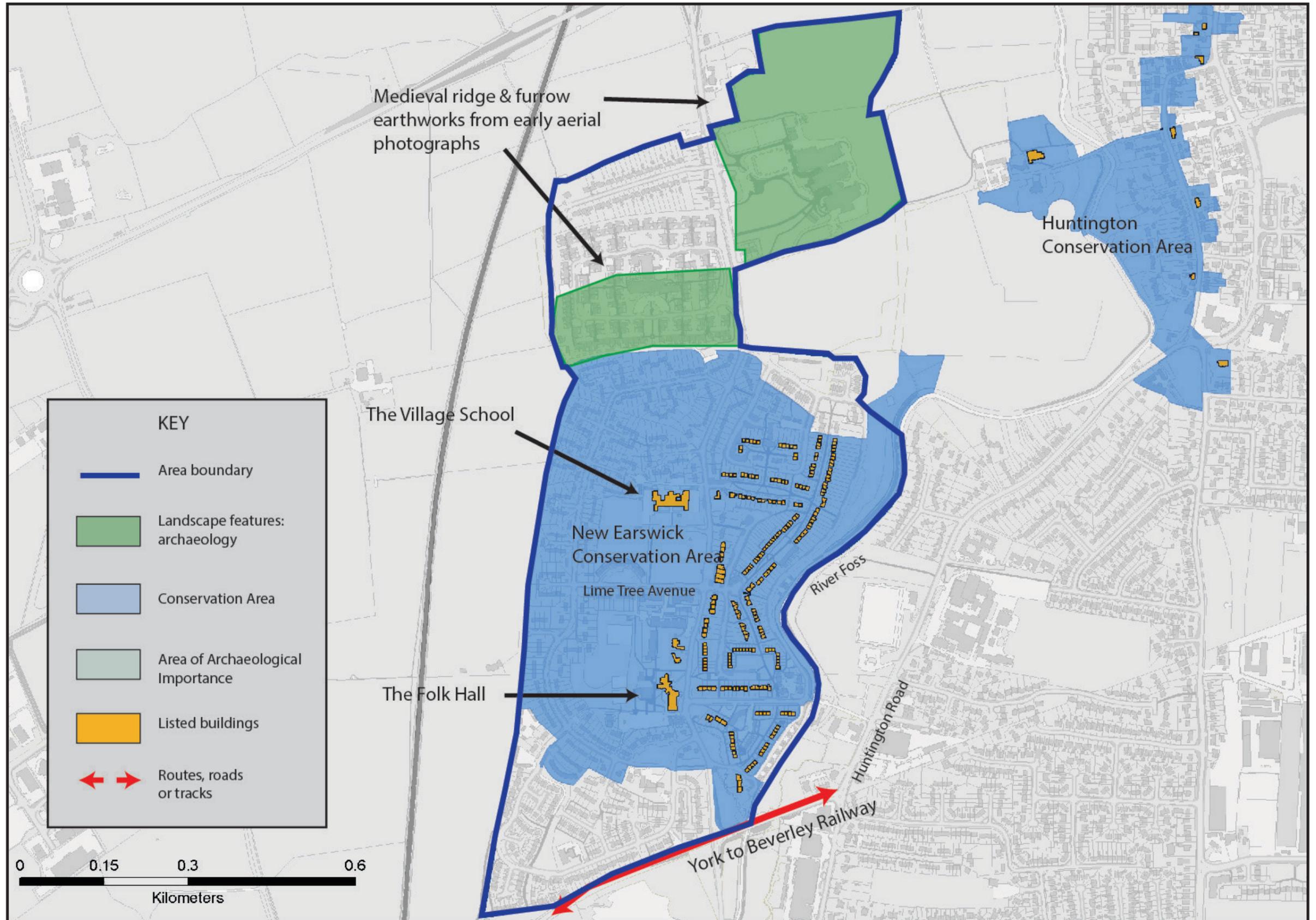
Broad Type characterisation plan. White roadways indicated roads or lanes visible on the 1852 Ordnance Survey Plan.



Topography



Archaeology and designated heritage assets



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

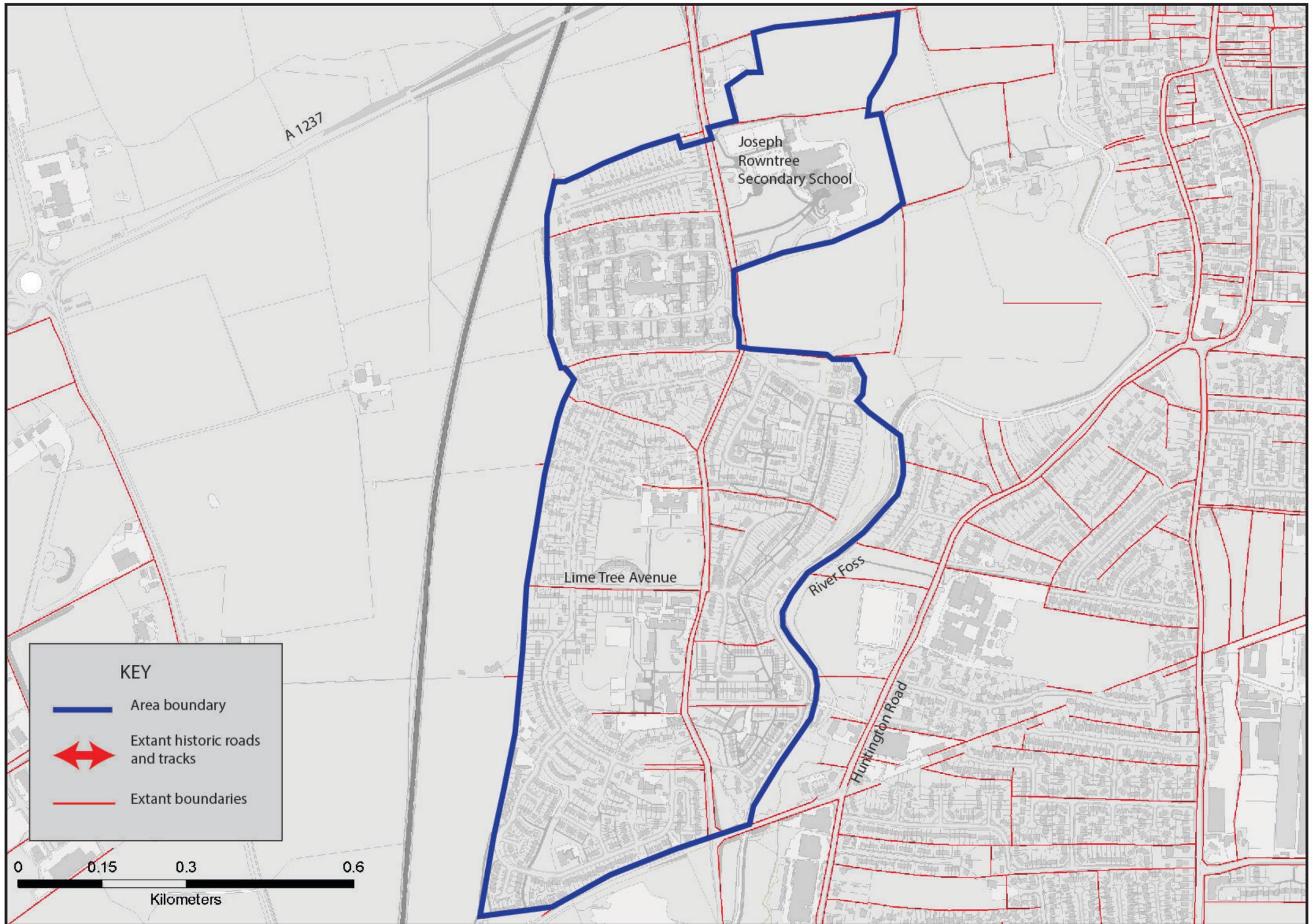


Figure ground map showing the relationship between open space (black) and the built environment



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