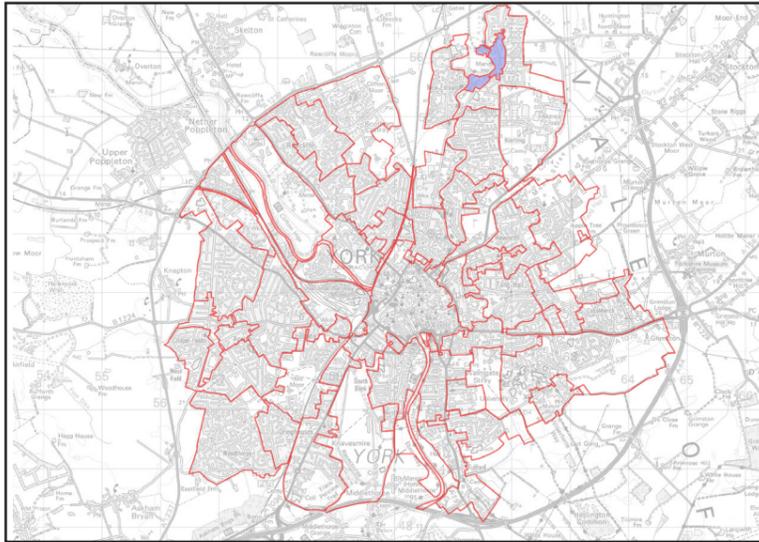
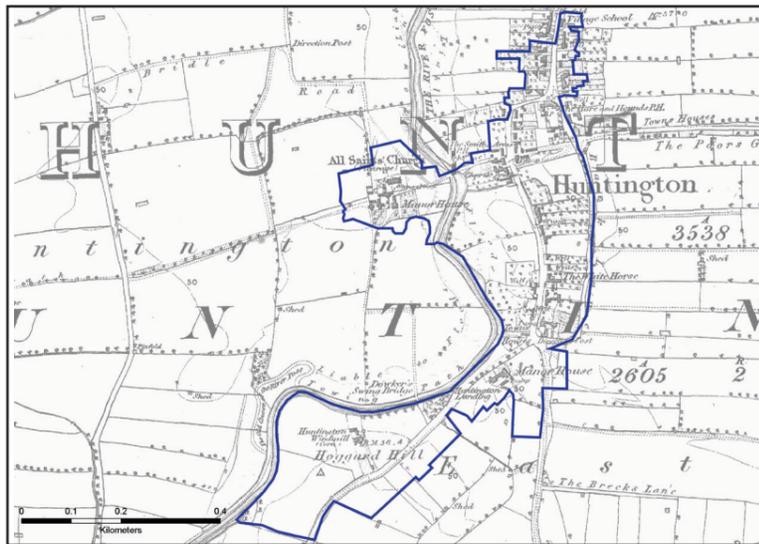


Character area 47: Huntington



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: A former rural village recorded in Domesday containing 18th to 20th century buildings and retaining natural features

The River Foss and church roughly bound the area to the west, with North Moor Road to the east and mid-late 20th century development to the north and south

The land is generally low lying with the highest ground located along the line of development on Huntington Road, east and south of the River Foss

Community amenities include commercial premises, religious buildings, a Working Men's Club and Memorial Hall

Huntington Conservation Area

Approximate walking/cycling distance to the city centre from the centre of the Old Village 5.1 km via Huntington Road

Key Housing Types: Mixture of two storey 18th and 19th century buildings and 20th century infill in The Old Village

Other Key Housing Types: One-two storey, mixed, mid to late 20th century buildings on North Moor Road

Designated Heritage Assets: Grade II listed residential buildings and medieval cross stump, Grade II* Church of All Saints and Huntington Conservation Area

Non-designated Heritage Assets: Medieval village form, Manor Farm Tithe Barn, West Huntington Hall, Memorial Hall, Community Centre (former Board School), Clock Cottage

Key Views: Local view of All Saints Church from Church Lane

Surviving historic roads and tracks: Huntington Road and North Moor Road

Archaeology and history

There is no evidence of prehistoric or Roman occupation or activity in the immediate area although the wider landscape does contain evidence of early agriculture and settlement to the west and south east.

Huntington is a Domesday village of medium size with several separate manors and a parish church with priest recorded. The present church, with a 15th century chancel and a re-positioned 12th century doorway is almost certainly on the site of the original pre-conquest church located to the west of the River Foss. In the 15th century the village was divided into West Huntington and East Huntington and it may be that the original pre-conquest village is identified with West Huntington (one of the manors), clustered around the church and incorporated in the Royal Forest of Galtres. East Huntington, outside the Forest, however developed into the main village centre as the present plan form attests.

A bridge crossing of the Foss is mentioned as early as the late 13th century. West Huntington Hall, located next to the church, may be the site of the old manor of West Huntington (now all part of New Earswick). The Hall originally dates to 1629 although it was substantially rebuilt c.1800.

Large swathes of ridge and furrow have been identified on historic aerial photographs taken prior to modern development which evidence much of Huntington's medieval field systems. A Manor Farm is located at the southern tip of the village, possibly the site of another Domesday manor. This group of historic rural buildings includes a possible tithe barn.

A corn mill stood on Hoggard Hill, to the south of the village on Huntington Road until c.1900. Just next to the site of the mill, on the riverbank was Dowkers Swing Bridge (c.1800), which allowed barges to use the River Foss following its canalisation in the 18th century.

This was named after Capt. Dowker who owned West Huntington Hall at the time.

By the early to mid 20th century the population of Huntington had grown rapidly and residential expansion into surrounding agricultural land was well underway here, as in other areas.



Tethering rings on church wall



Cross stump at entrance to Church Lane



Ridge and furrow

Character

The medieval village of Huntington is now surrounded by 20th century development. The original village layout can however, still be read in plan form. The Old Village road is the original main street whilst North Moor Road was the village back lane. Some of the original tofts and crofts between these two roads survive into the contemporary village plan. Infill development between these two roads has largely removed all traces of the original layout. The best examples survive at the north end off Strensall Road. The back lane (North Moor Road) remained relatively undeveloped until the mid 20th century when the lane was widened and commercial businesses and housing constructed. Enclosed medieval strip fields survived into the mid-20th century when suburban development encroached upon the village. Despite this, several of the original boundaries including part of a medieval headland survive as modern fence lines.

The River Foss running north-south through the west of the village, surrounded by with mature trees, defines the edge of the settlement. The view westwards towards the meadows provides a peaceful, village setting.

The buildings within the village are of a mixed age and architecture. The older buildings date to the later 18th – 19th century and are generally two storeys in height, and are consistent in scale and materials used. There has been considerable recent infill of a more neutral character, which, in places, tends to predominate. The narrow winding nature of the Old Village Street itself adds to the overall character of the village.

Entering The Old Village from the north it is immediately obvious that you are entering the historic core of the settlement. This is where the 18th and majority of 19th century residential buildings are located, many occupying medieval crofts and tofts. Even in this area, the variety is clearly evident. 18th century buildings, some old farm houses, stand next to late 19th to early 20th century terraces and inter-war semi-detached houses. A handful of late 20th century houses on Wain Close, forming part of a larger housing estate on the north-west fringes of the village, fronts onto The Old Village.

This part of the village contains The Blacksmith's Arms public house, which dates to at least the early 19th century.

Some houses may have earlier origins such as Clock Cottage, so called due to the clock featured on the outside, the money for which was raised by public subscription. This building contains a 17th century fireplace.

Several small cul-de-sacs lead off from the Old Village, such as Chestnut Grove, Pear Tree Grove and Paddock Close, all dating from the mid to late 20th century. Pear Tree Grove contains brick, semi-detached housing, with pitched roofs, gardens, driveways and detached garages to the rear. The houses are typical in their mid 20th century design, featuring generally open lawns to the front of the buildings. Small hedges and fences have been erected in places. Other cul-de-sacs feature larger detached properties in a mixture of architectural styles.

Two important community assets nominated for inclusion on the Local List of heritage assets area The Old Board School (1877) and the Memorial Hall (1921). The Board School is one of the oldest public buildings in Huntington and retains many original features and recently restored stained glass windows. It is now an important community building and is used by a variety of groups. The Hall was built by public subscription by the First World War war veterans and is managed by volunteers and trustees.

Two of the oldest and largest buildings of Huntington are All Saint's Church (Grade II*) and West Huntington Hall. The church contains a 15th century chancel and some internal 12th century features. Tethering rings for churchgoer's horses still exist on the churchyard wall. These buildings sit on the west side of the River Foss and are linked to the village by a narrow lane and bridge leading to the thickly wooded riverside. The entrance to the lane from the village is where the remains of the medieval cross stump survives.

North Moor Road (formerly the back lane) is now the main road (including bus route) through Huntington.

It was widened during the late 1940s when further expansion of the village took place.

On the east side of North Moor Road, estates were created from the 1940s onwards. These fall into another character area dealing with the mid to late 20th century expansion of Huntington. Sporadic building began on the west side of this street, and in-between Old Village and North Moor Road, leading to the mixture of building style and age visible today. Buildings here are one-two storey in height and are a mixture of residential and commercial premises contained within purpose built and converted dwellings.

The area is so varied that it is difficult to observe more than a handful of similar buildings together. For example, at the northern end there are three 1970s bungalows next door to a late 20th century row of three houses built in a late 19th-early 20th century terraced style with a large window and sash effect windows. White Horse Close is a late 20th century development of two-storey, pitched roofed, pattern book, semi-detached and linked properties. Some feature detached garages with hipped roofs and multi-coloured garage doors. Keswick Way is another development between the Old Village and the former back lane. It dates to the 1960s and contains several short rows of linked, brown brick, two-storey housing, featuring white wooden weatherboarding to the front and side of the buildings. Some of the housing is set out to form a grassed courtyard area to the front of the properties. Hedgerows and small fences have been erected at the sides of the houses to try and create divisions between the properties and the road. A detached block of garages serve the houses as well as a one-storey block of small retail units for independent businesses. The houses are unremarkable and appear shoe-horned in between motor vehicle repair buildings.

The southern part of this character area consists of one-two storey inter-war buildings spreading southwards on Huntington Road and a small bungalow cul-de-sac estate on the west side of the road. These houses are a complete mixture of styles and include many rebuilds of differing ages. Cumulatively, they contain the usual features of the time such as hipped roofs, gables, bay windows, hedgerows, gardens and half brick, half pebble dash buildings.

Significance

Archaeology: The relatively higher ground on which the village lies, both west and east, coupled with its clear pre-conquest origins may indicate reasonably high potential for prehistoric and Roman archaeological evidence still to be found. This is particularly true of West Huntington and areas around the church and manor. The area may also have high potential for researching the Anglo-Scandinavian village origins.

Medieval ridge and furrow, church and remains of a medieval cross stump are known within the village and in the surrounding landscape. Significant archaeological remains may exist at protected depths (particularly beneath ploughed out or built over former cultivation ridges or in isolated pockets of undisturbed ground).

Architecture: The historic village of Huntington is distinct from its adjacent mid to late 20th century residential expansion. Several buildings are notable architecturally; most of these are listed such as The Vicarage (1903), which was designed by York architect Walter Brierley. Many buildings are valued historically and socially such as the former farm houses, former school building (community centre) and Memorial Hall. The Manor House at the southern tip of the historic village contains an historic range of buildings forming part of an internal courtyard. It has been suggested that one of these buildings may have been the village tithe barn.

Historic: Huntington retains its linear medieval layout and part of its rural character in the vicinity of the river and church. Although the streetscape and historic buildings on The Old Village reinforce former village identity, surrounding 20th century development has significantly eroded character. The village's predominant character and identity is as a York suburb rather than village.

The church, community centre and small scale commercial amenities help to re-affirm a sense of place and identity. The community can assist in maintaining this sense of place and keeping historic buildings in use by attending clubs or events held within the village.

Approximately 40% of the historic boundaries shown on the 1852 ordnance survey plan remain readable as garden fence lines and other boundaries in the urban landscape. For example, the division between the Burn Estate/Huntington Road and the allotments to the south and southern boundary between Chestnut Court and the post war housing adjacent to it in the Old Village. Some of the divisions leading off from the original village to the former back lane may well be earlier, in date.

Aesthetics: The setting and historic atmosphere of All Saints Church and West Huntington Hall add aesthetic and historical value to this area. The church was very much part of the original village although it sits removed from the large residential areas forming its own peaceful and rural place. The church can be seen from the banks of the River Foss.

The area has a quiet semi-rural atmosphere, particularly on the west side, and by the river. The east side of the village is busier and more commercial.

Streetscape components: Street lighting in this area is provided by a range of columns dating from the mid 20th to early 21st century. Modern units are the most common. Modern street signage is generally provided on low finger post signs and attached to walls and street lighting.

Where bins are provided, usually close to bus stops on the artery roads, Edinburgh style bins and standard City of York bins are in use. Carriageways and footpaths are generally asphalt even in the Old Village area.

Two public benches are provided at the north and south end of the Old Village however, these face onto busy North Moor Road. Telecommunications boxes are common on Huntington Road as well as within the village itself.

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.

Impact on the setting of the church and hall should be considered when new development is planned.

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 Working Men's Club and Memorial Hall, 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.

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.

Research projects that examine the relationship between medieval villages on the fringes of the urban area and the city centre will make a significant contribution to our understanding of post-Roman and early medieval land-use and the relationship between city and countryside.

The area contains several buildings that should be considered for listing or at least inclusion on the Local List of Heritage Assets.

Those buildings that have been recommended for inclusion on the Local List of Heritage Assets such as the Memorial Hall and Community Centre add significant value to the character of Huntington. 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.

It is recommended that a Conservation Area Appraisal for Huntington is commissioned as has been done in other parts of the city.

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 its change over time particularly following the growth of Huntington in the mid to late 20th century.

Character Area 47: Images



Historic and modern properties side by side in the village



The Board School, Huntington Road



Picturesque setting surrounding the church



Entrance to mid 20th century cul-de-sac



Manor Farm and possible tithe barn, Huntington Road



Church of All Saints



Huntington Village - Blacksmiths Arms and adjacent inter-war buildings



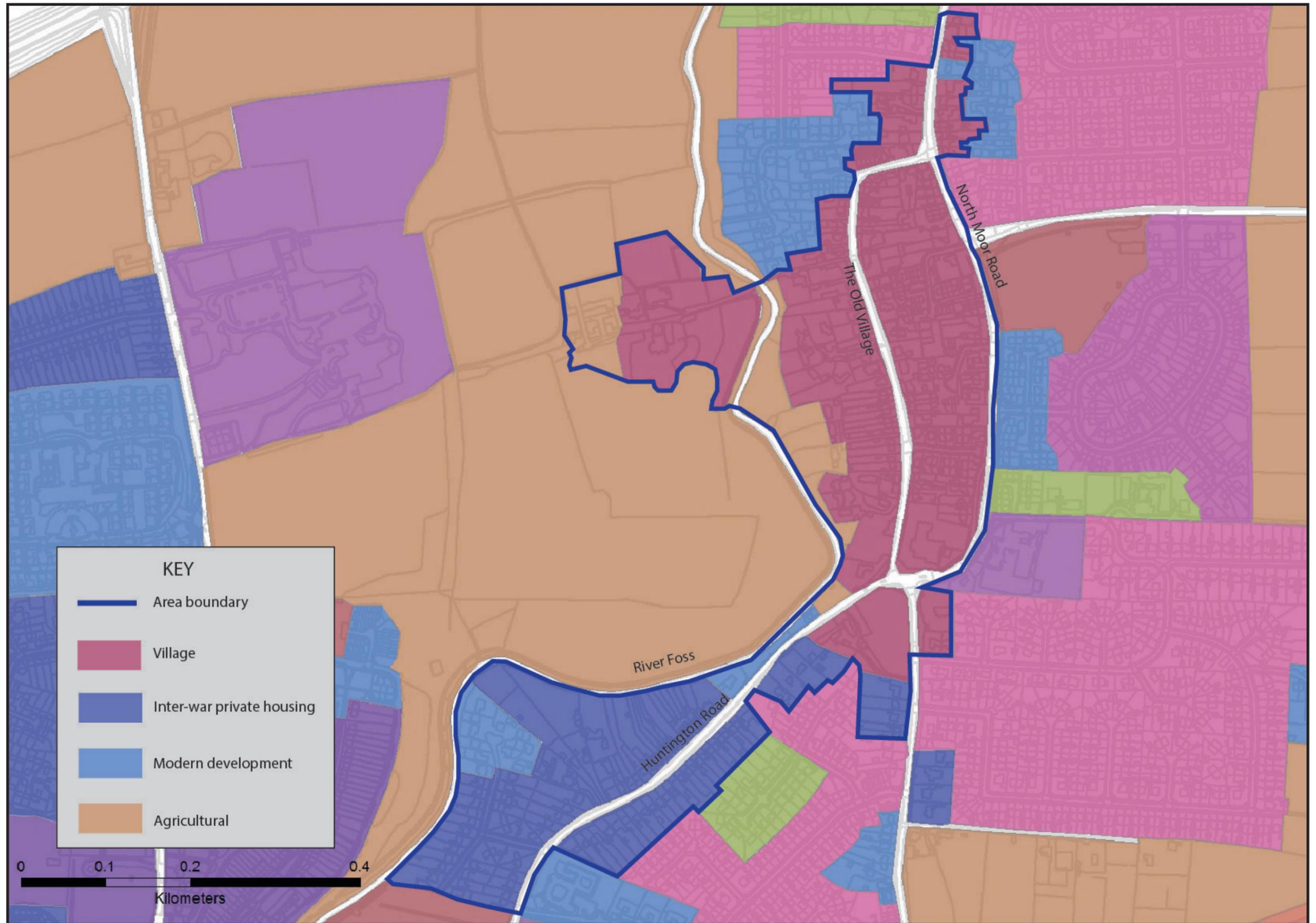
Numerous telecommunication boxes



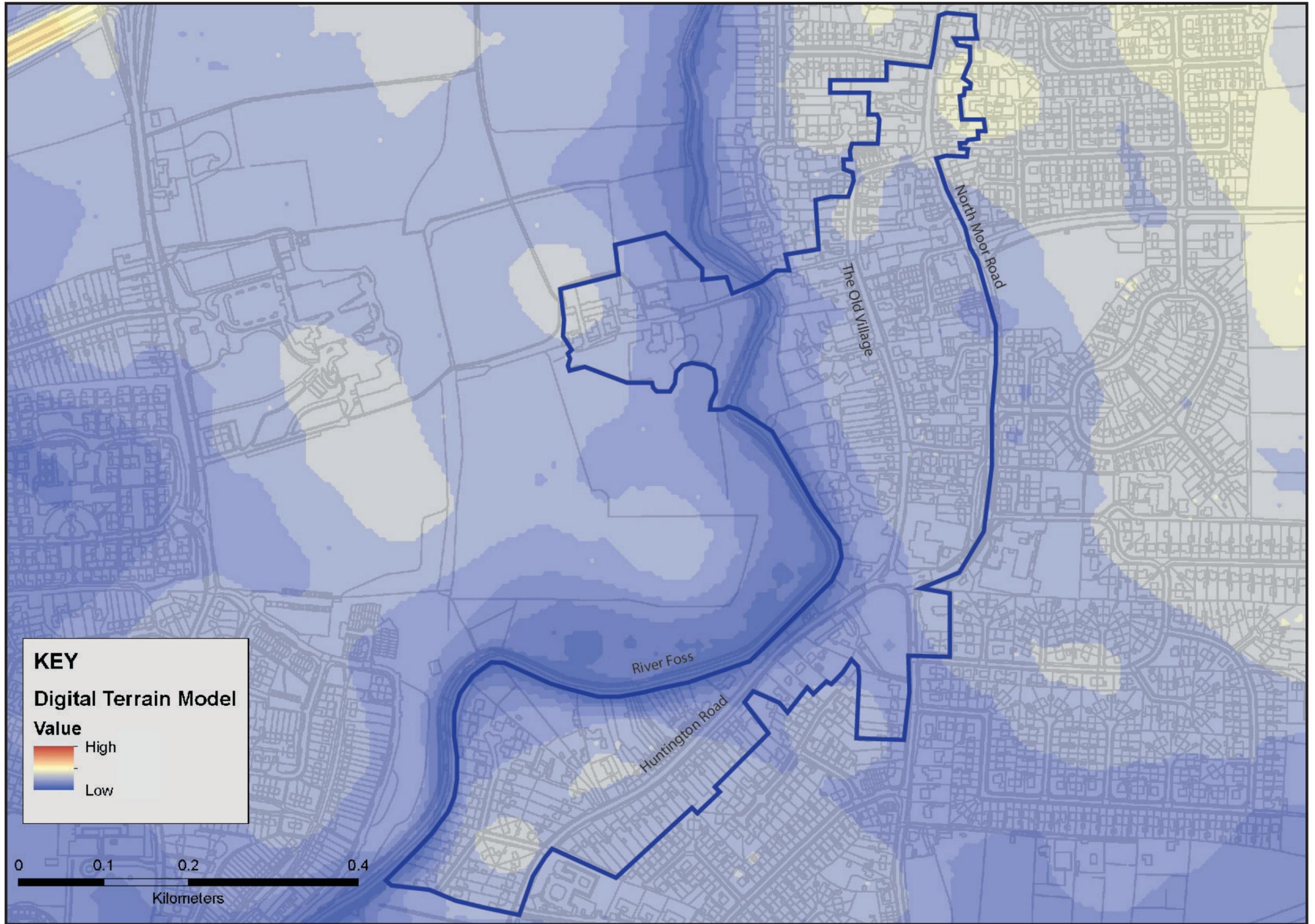
Church Lane with church in distance

Character Area 47: Maps

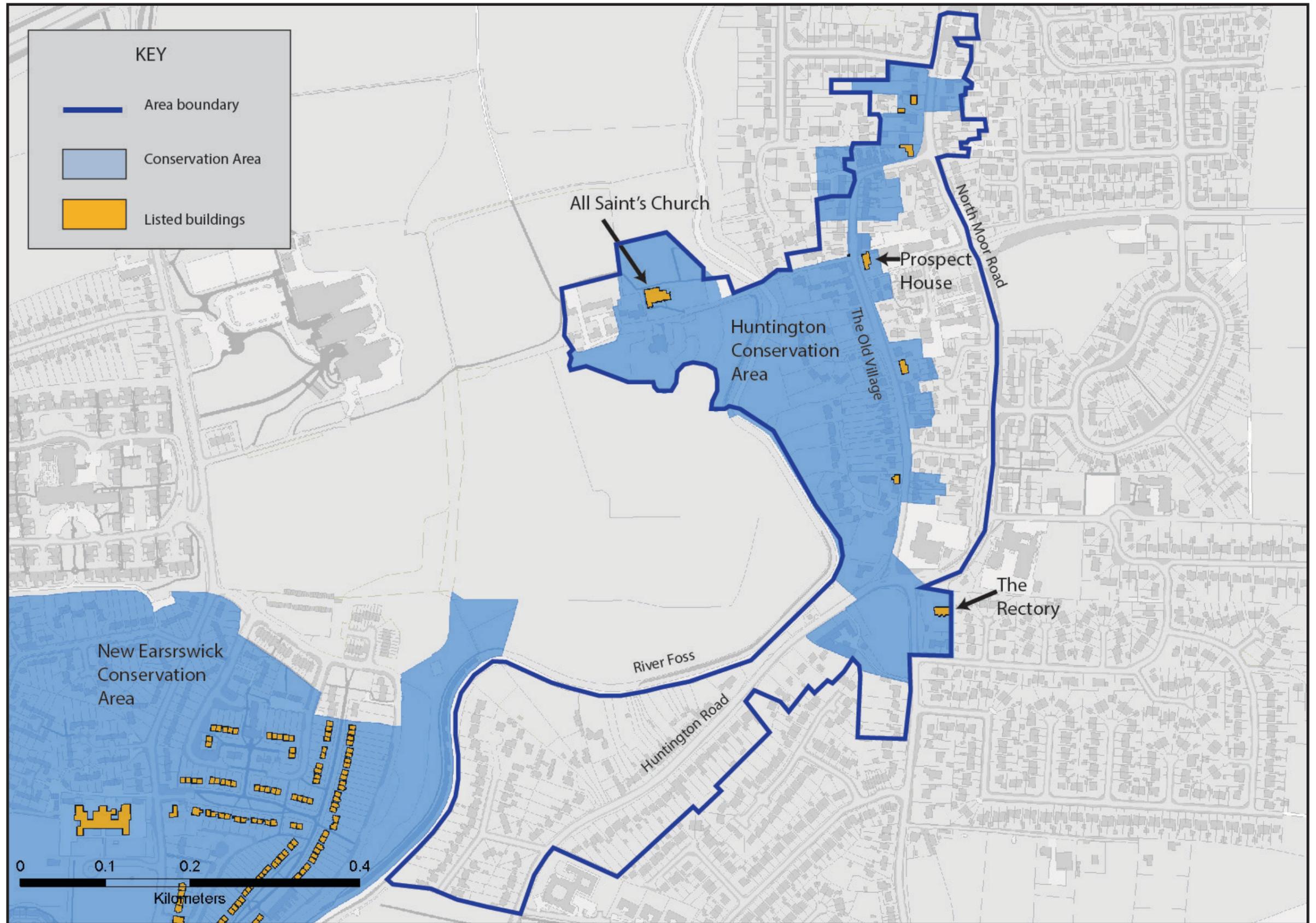
Broad Type characterisation plan.
White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



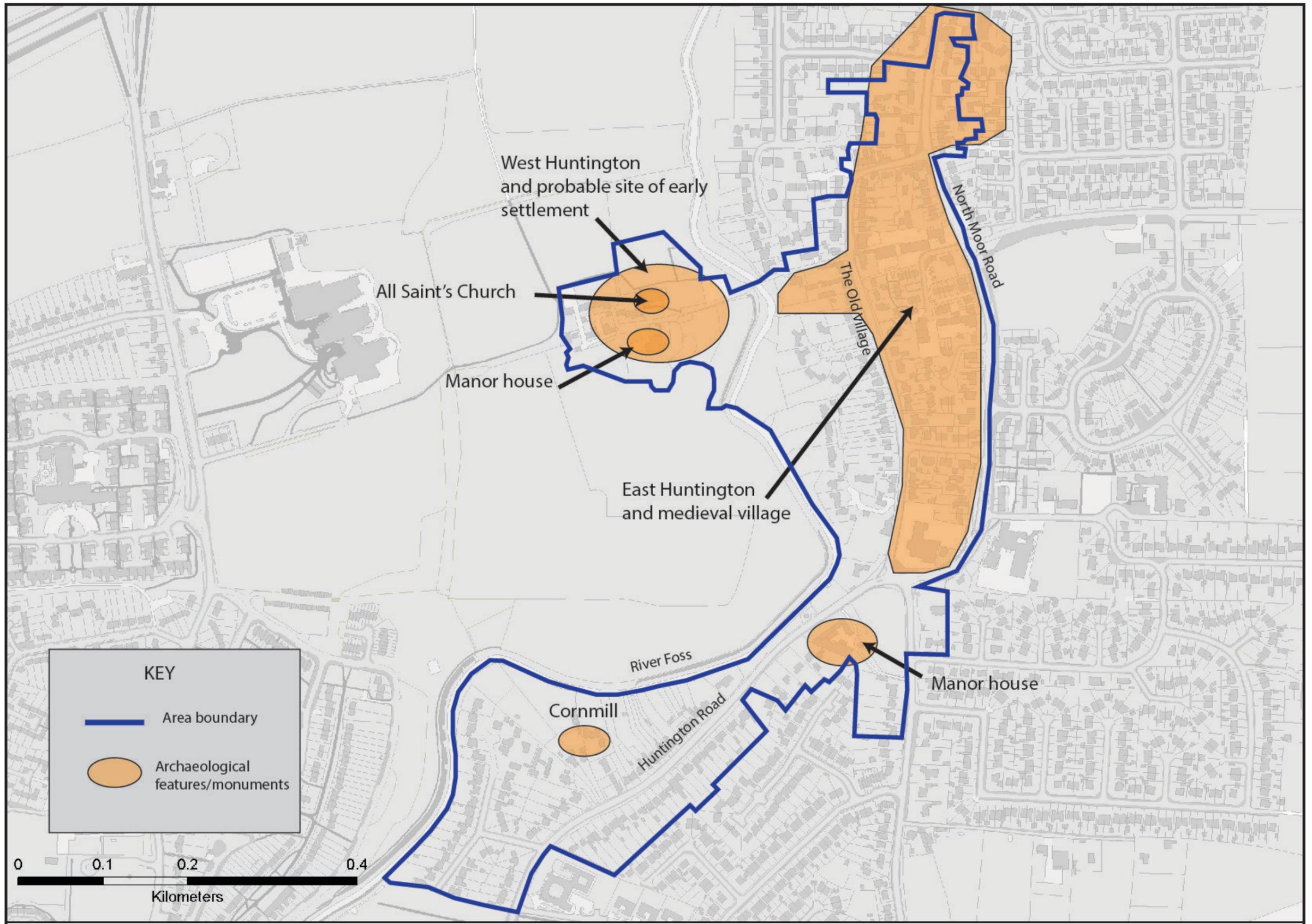
Topography



Designated heritage assets



Archaeological features and monuments



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

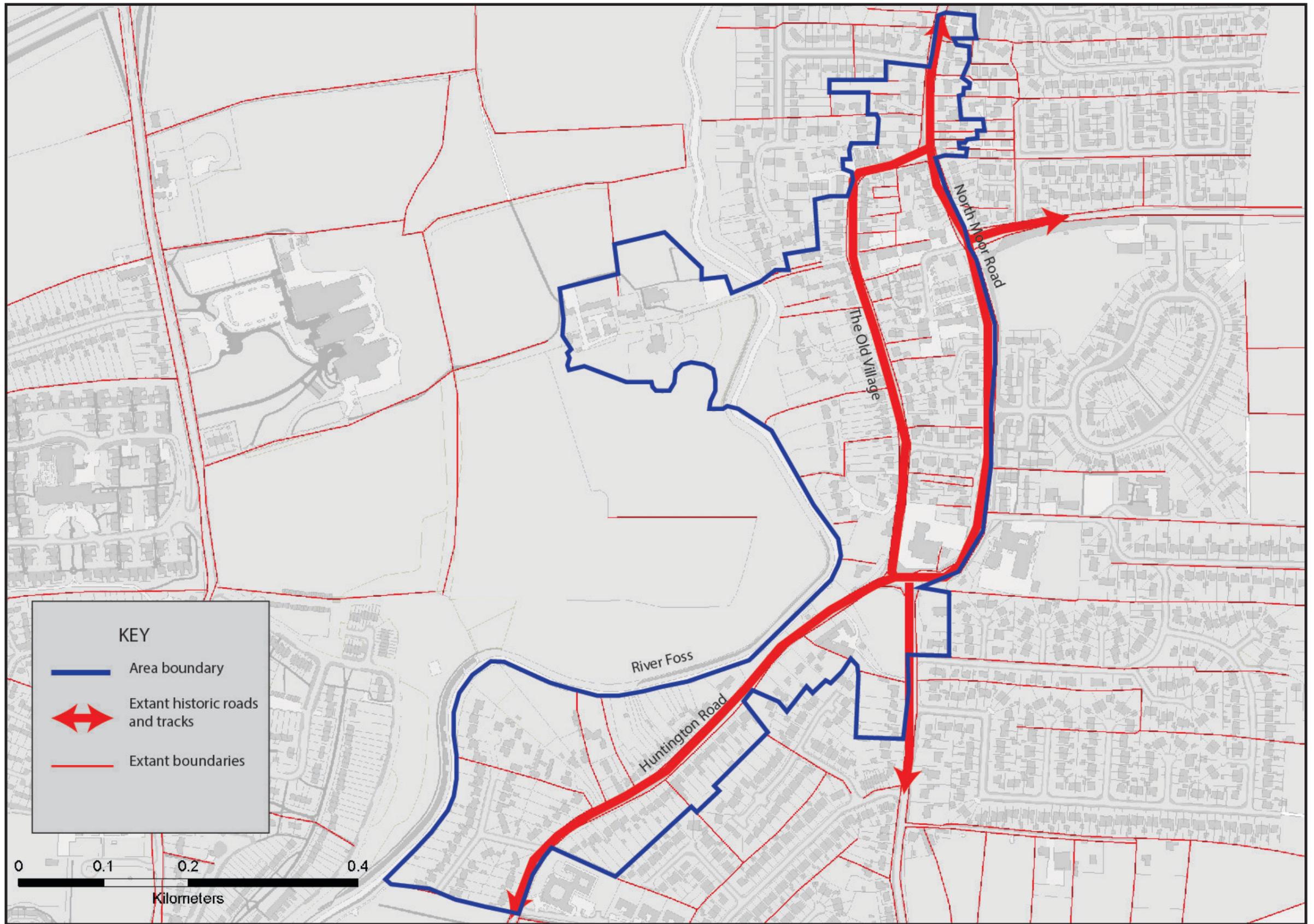


Figure ground map showing the relationship between open space (black) and the built environment



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