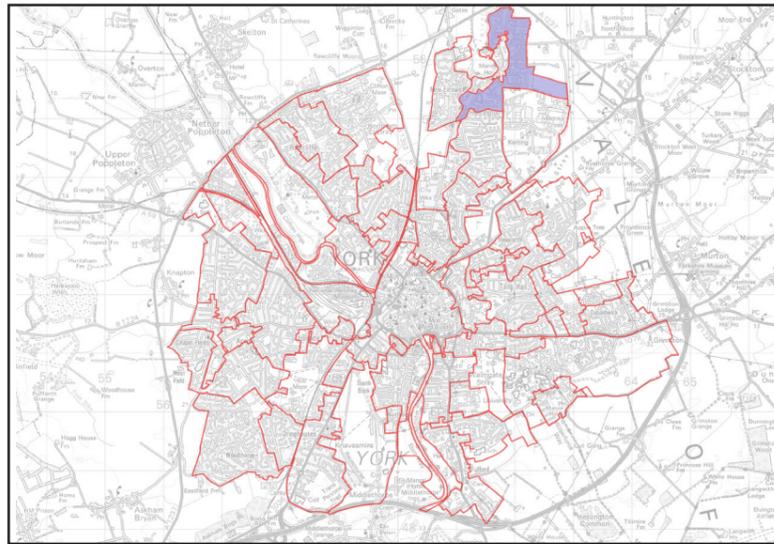
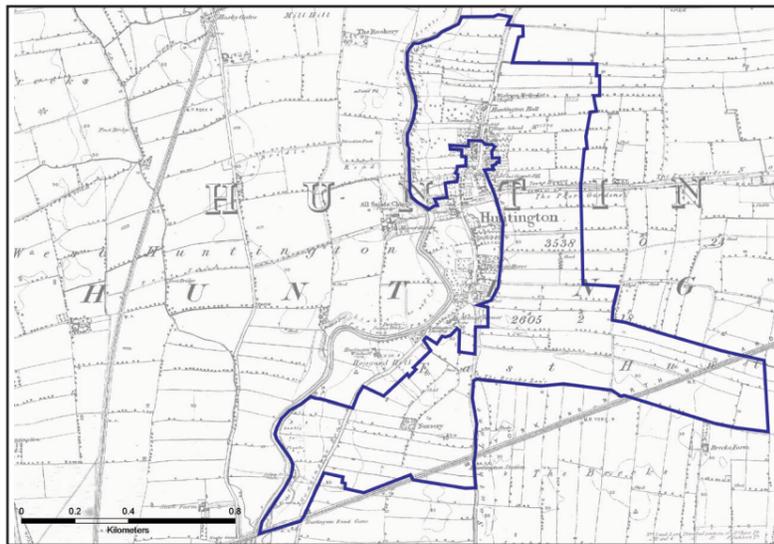


Character area 48: Huntington expansion



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: Mid to late 20th century housing over several planned estates of varying sizes. Small pockets of inter and post war housing also present.

Educational, recreational, small scale commercial and religious community amenities

Bounded roughly by the River Foss to the west, with agricultural land surrounding the settlement to some degree on all sides. The former York to Beverley railway line defines the area to the south.

The land is generally level with the highest ground located to the north

Characteristic chocolate smell when Nestle/Rowntree factory in production particularly in the southern areas

Anonymous suburban area on fringes of city

Approximate walking/cycling distance to the city centre from North Lane 5.5km via Huntington Road

Dominant Housing Type: Mid 20th century detached bungalow with detached garage and gardens

Other Key Housing Types: Later detached bungalows and two-storey housing featuring attached garages

Designated Heritage Assets: None

Non-designated Heritage Assets: Surviving 1960s-70s black street signage

Key Views: None

Surviving historic roads and tracks: Huntington Road, New Lane, North Moor Road/Strensall Road and North Lane

Archaeology and history

The area forms part of Huntington village's medieval open fields and although there is no evidence of prehistoric or Roman activity in the area the relatively higher ground to the north east and east have potential, particularly beneath ploughed out former medieval cultivation ridges.

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.

Large swathes of ridge and furrow have been identified on historic aerial photographs taken prior to modern development, in particular in the north and eastern parts of this character area. In the south-western area, on the higher ground a windmill stood on Hoggard Hill until c.1900. Huntington Road and New Lane (formerly South Lane) are likely to be medieval in date forming an outgang (cattle drove way accessing far pasture) to the south of the village. North Lane, leading eastwards may also be early in date. This formed part of the curiously named Poor's Gardens.

The area surrounding the village remained as undeveloped fields into the 20th century. By the late 1930s sporadic development had spread along the linear routes out of Huntington to the north and south. Following the Second World War, Back Lane was widened and became North Moor Road and North Moor Estate was constructed.

By the 1960s the residential expansion into surrounding agricultural land was well underway. The expansion continued northwards into the 1970s and then into the later 20th century with smaller estates constructed in newly vacated areas, or as infill behind existing houses.

Character

This residential area contains a mixture of housing estates and developments dating between c.1930s-2000s. Buildings dating to the 1960s and 1970s are however in the majority. Community assets are generally centred in the historic village although the wider suburban area does contain two schools, Huntington Secondary School and Huntington Primary School, and several sports centres and play areas.

Aside from small amounts of inter-war residential development along Strensall Road, the first phase of development was the creation of prefabs on North Moor Road, immediately to the east of Huntington, and the construction of North Moor Estate behind them. The prefabs, built as a temporary measure nationwide to solve a housing shortage, stood until 1995 when they were replaced with a small bungalow development.

The North Moor Estate predominantly contains one to two storey semi-detached housing, mostly with driveways and featuring hipped roofs. The houses are constructed in a variety of architectural styles including the use of bay windows. Thin grass verges and larger verges are present throughout the estate along with some mature trees and hedgerows. Small infills of mid to late 20th century development can be found to the south of this estate.

It was during the 1960s that Huntington really expanded. Several housing estates were created to the north and south of the village predominantly containing bungalows, as well as the construction of Huntington primary and secondary school.

The bungalows in this area tend to have pitched roofs with front entrances and two front windows. Bay windows have been inserted in some cases. On Broome Close the bungalows have original bay window and a central squared or rounded recessed porch. Loft conversions on bungalows are common although many have chosen to have a window inserted at the gable end of the property rather than alterations to the roof.

In several areas, the bungalows are mixed with two-storey dwellings constructed in the style of the inter-war period, featuring upper and lower rounded bay windows and a very narrow (compared to 1930s architecture) recessed porch. A small number of solar panels are in evidence.

The houses dating to this period are predominantly buff or red brick, pitched roofed, detached bungalows. Two storey houses exist in patches throughout the bungalow estates such as on Broome Close, Trent Avenue and in isolated areas such as Mill Hill Drive. Few houses have been extended to the front but many bungalows have rooms in the loft space. A range of architectural styles can be seen in these areas with varieties of porches, entrance orientation and fenestration. Coloured weatherboards are evident to the front gable of many houses, in particular on Langley Court. Dormer bungalows are also present, for example, on Riverside Crescent. The majority of the 1970s bungalow estates feature low, light grey boundary walls to front gardens. Where these are absent a mixture of hedges and shrubs are used.

Early 21st century development occurs in small pockets although two larger estates exist on the north-western edge of The Old Village and Stratford Way. Both estates contain a mixture of red brick, one to two storeys, detached, properties dating to the late 1990s and early 2000s. The estate near the Old Village contains many architectural styles found in 1930s housing, for example, a hipped roof with long sloping gables, bay and small circular windows and oriel (first floor bays) windows. Garages are generally attached or integral with the house. Some two storey buildings have double, detached garage blocks which also feature a hipped roof. These houses retain almost all their original features and all feature white wooden eaves.

To the south of the village, Stratford Way comprises detached bungalows with pitched roofs, some two storey houses with a timber-frame effect to the upper floor and a three storey apartment block.

These modern estates generally feel bland reflecting national styles rather than anything more locally distinct.

Significance

Archaeology: The relatively higher ground to the north east and east has potential for prehistoric and Roman archaeology to survive, particularly beneath ploughed out former medieval cultivation ridges.

Architecture: The mid to late 20th century expansion of Huntington contains several architectural styles in planned estates. Although perhaps not much aesthetic or architectural value may be placed upon the buildings in this area, they play an important role in the story of the growth of York's suburbs.

Historic: The older, established estates hold more communal value and provide a sense of identity for the local community. The provision of educational, religious and recreational facilities within the residential area and within the village itself adds to the sense of place allowing residents to be educated and socialise in the place in the area in which they live.

The historic routes of Huntington Road and New Lane run throughout this area. Field boundaries identified on a mid 19th century ordnance survey plan have an approximate survival rate of 40% as fence lines and street layouts, for example, the rear division between Broome Close and Lang Road. The majority of these boundaries date to the late 18th to 19th century. However, several older boundaries representing croft boundaries exist, such as the line of Chiltern Way. Field boundaries forming enclosed parts of the medieval open field system still exist in a rural form to the east of Huntington. The track and boundary immediately to the east of Lea Field Court is almost certainly on the line of a medieval headland (boundary between two open fields).

Generally street names within this area do not reflect any historical events or buildings as nothing existed before them.

Some do have a theme such as other places within England or bird names.

One of York's best known characteristics is its chocolate/sweet production, each factory having its own distinctive aromas. The smell emitted from the Nestle/Rowntree Factory can occasionally be experienced within this character area.

Aesthetic: This mixed mid to late 20th century residential expansion with rural fringe is distinct from the historic village of Huntington. Green fields surround the area as well as the close proximity of the picturesque historic village of Huntington. Mature trees survive on New Lane and in patches along artery roads.

Streetscape components: Street lighting in this area is provided by a range of units dating from the mid 20th to early 21st century. Modern units are the most common, although older concrete swan neck lights can be found on North Moor Estate. Contemporary black lighting units in a late 19th-early 20th century lantern style are in use within a modern estate near the Old Village.

Contemporary street signage is generally provided on low finger post signs and attached to walls and street lighting. Some examples of mid 20th century signage exists in places including examples on Broome Close, Mendip and Malvern Close which are black with white lettering. These are quite distinct and have been replaced across the majority of the city. Other examples have been found in post-war estates south of Huntington and south of Osbaldwick.

Where bins are provided, usually close to bus stops on the main roads, Edinburgh style and rounded bins are in use, several of which display the words 'City of York'. On Cleveland Way bins are attached to lamp posts.

Carriageways and footpaths are generally asphalt although concrete carriageways can be found throughout the area, such as on Kingsclere and Fern Close.

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.

A local survey of architectural and streetscape features (gate piers, sett paving, street signs) on all building periods 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.

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.

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 would benefit from further study and consultation with residents to inform on its character and how that has changed over time.

Character Area 48: Images



North Moor



Two storey buildings on Brrome Close including examples of black street signage



Linden Close



Streetscape components on Huntington Road



Broome Close bungalows



Cleveland Way



Kingsclere



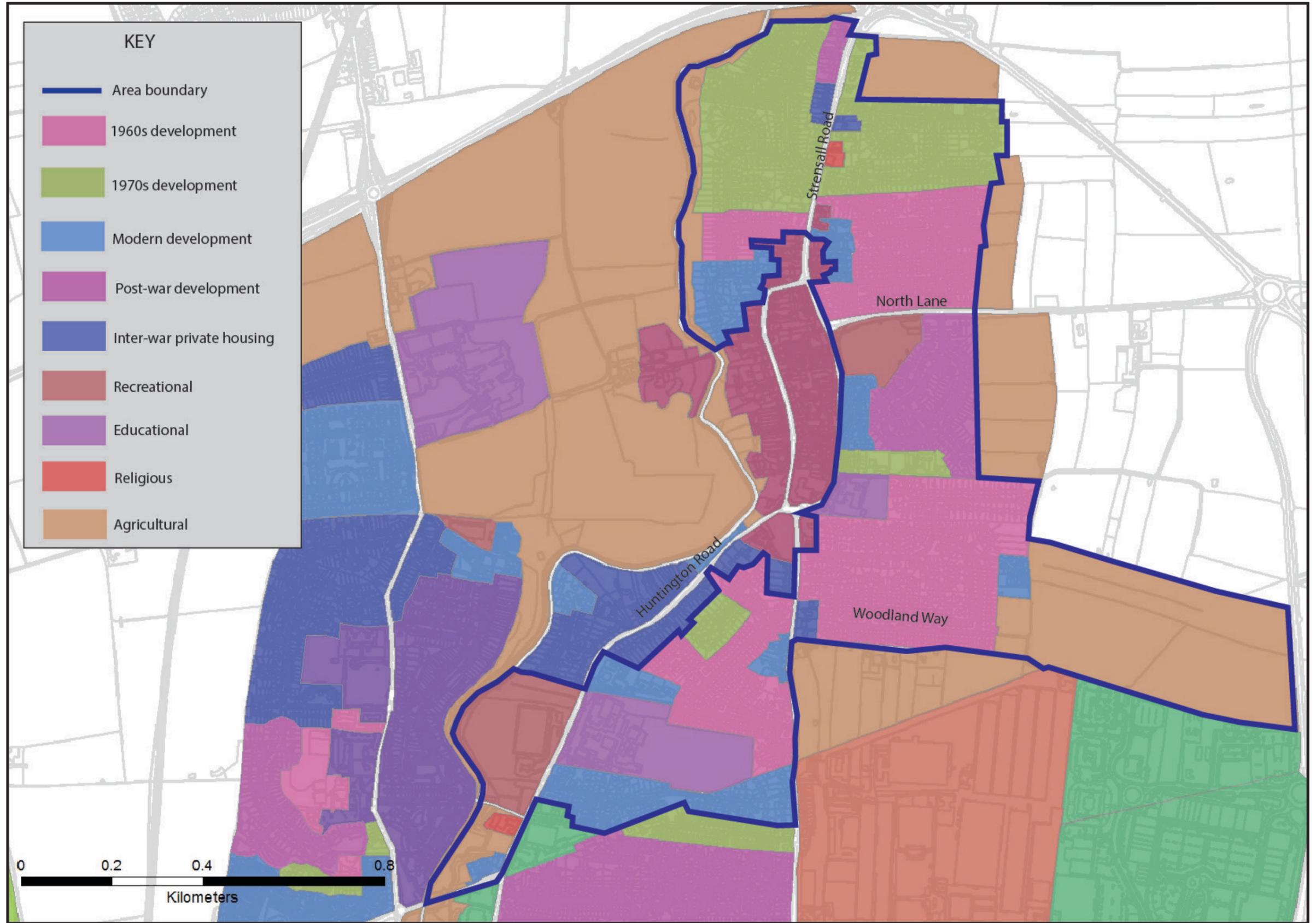
Late 20th century architecture on Trent Avenue including examples of solar panels



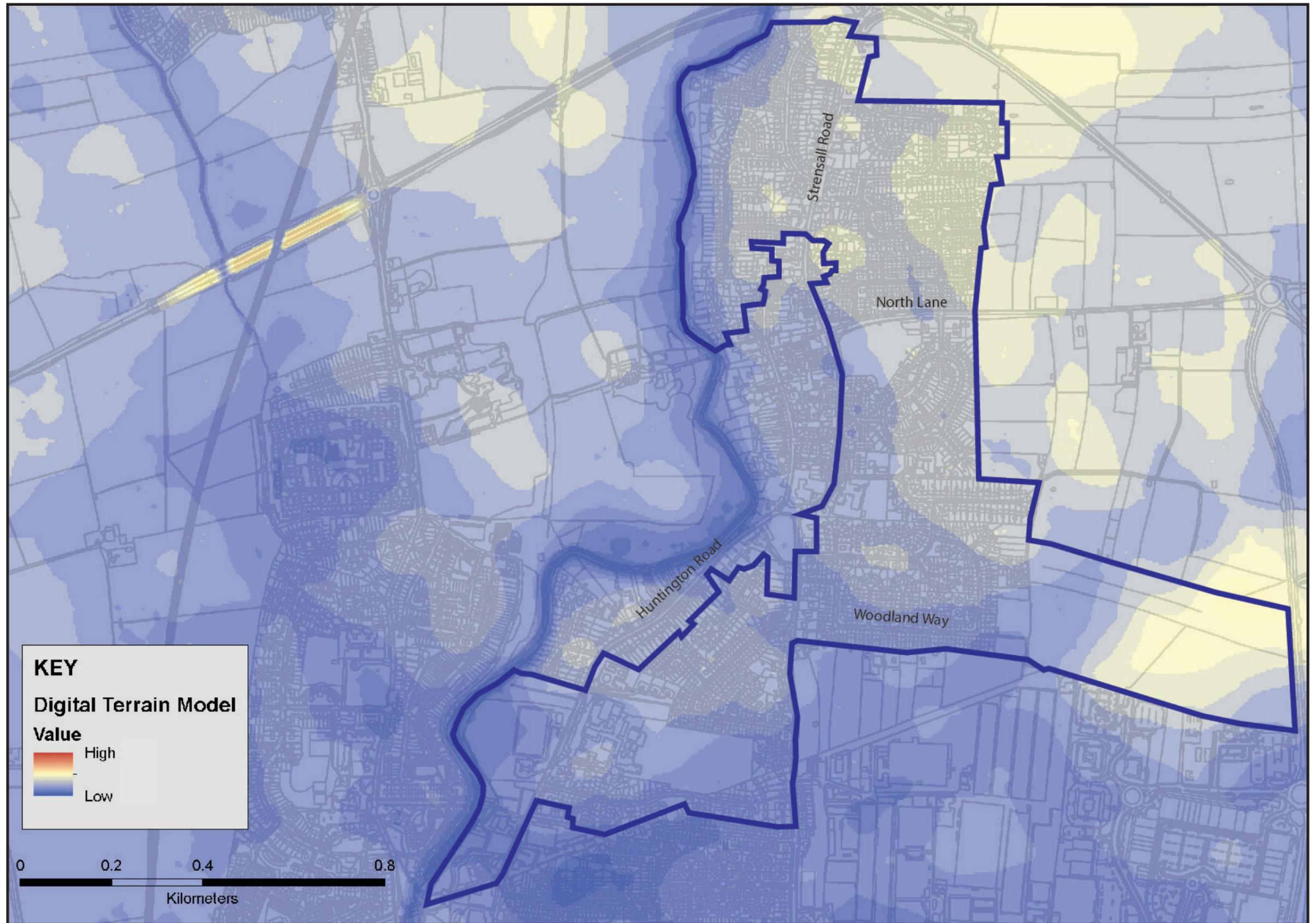
Stow Court

Character Area 48: Maps

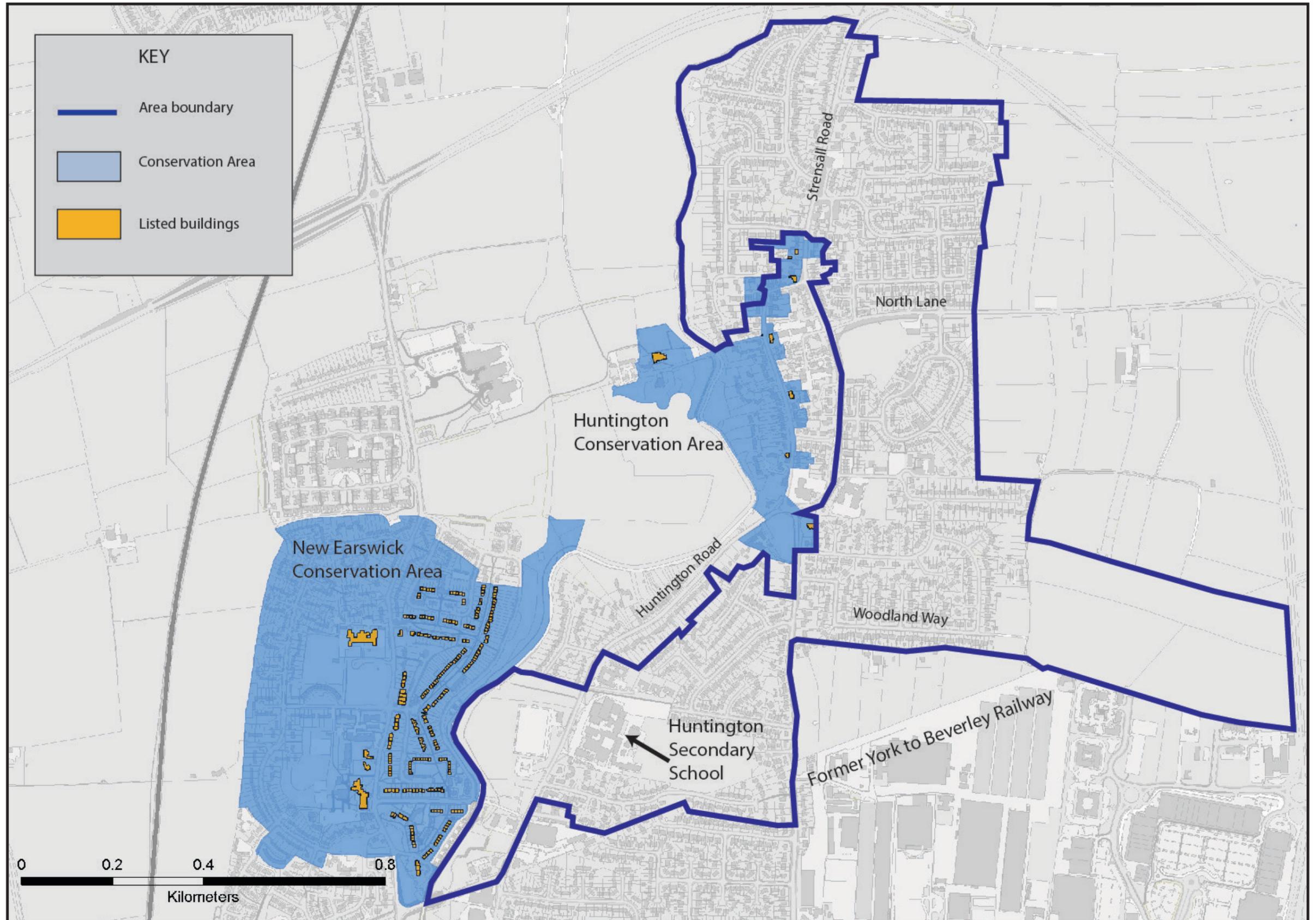
Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



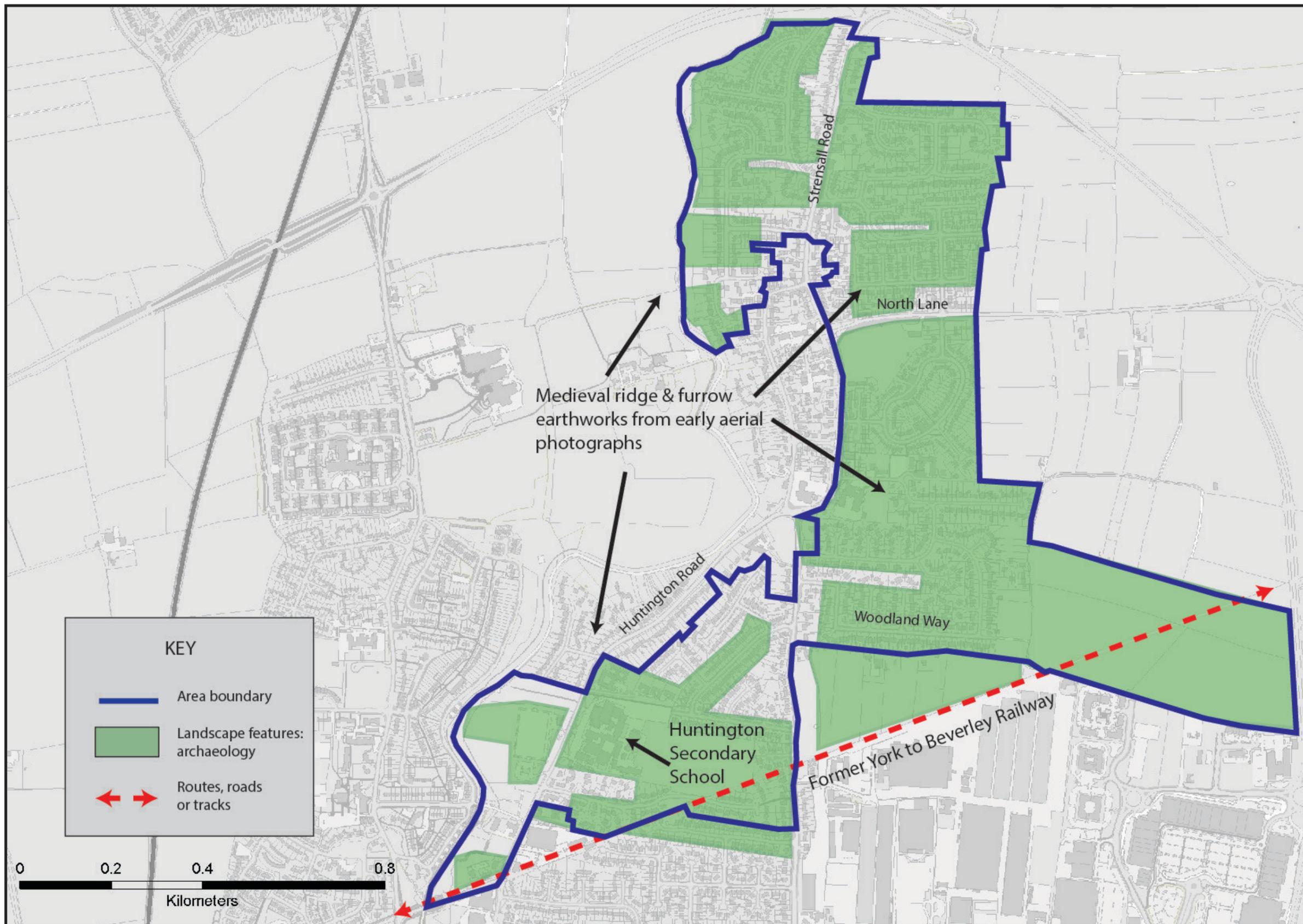
Topography



Designated heritage assets



Archaeology and non-designated heritage assets



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

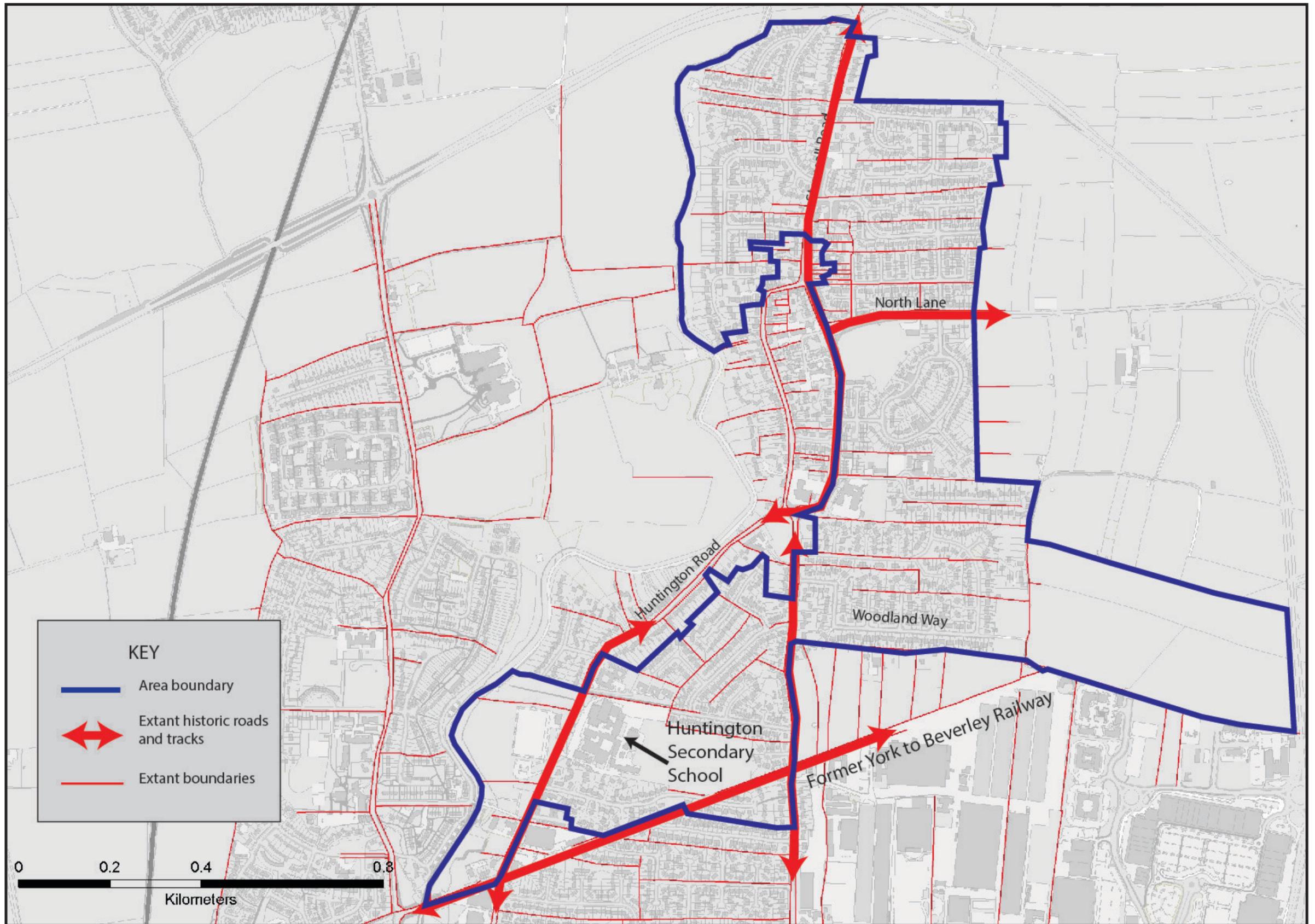


Figure ground map showing the relationship between open space (black) and the built environment



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