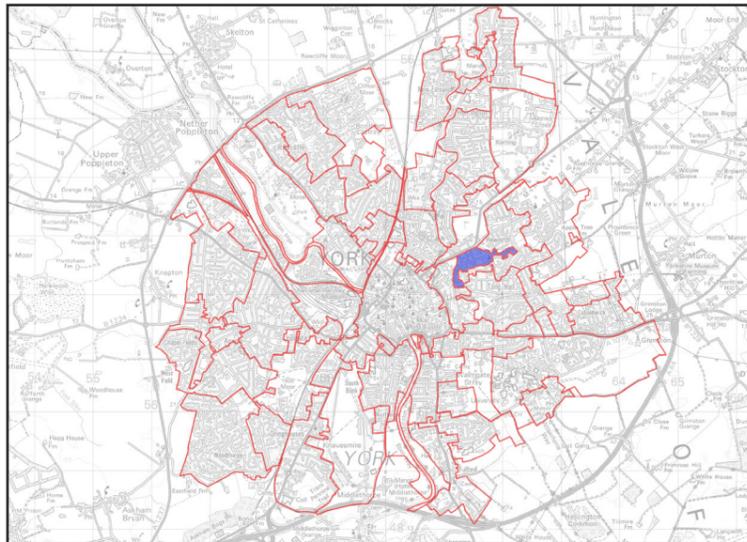
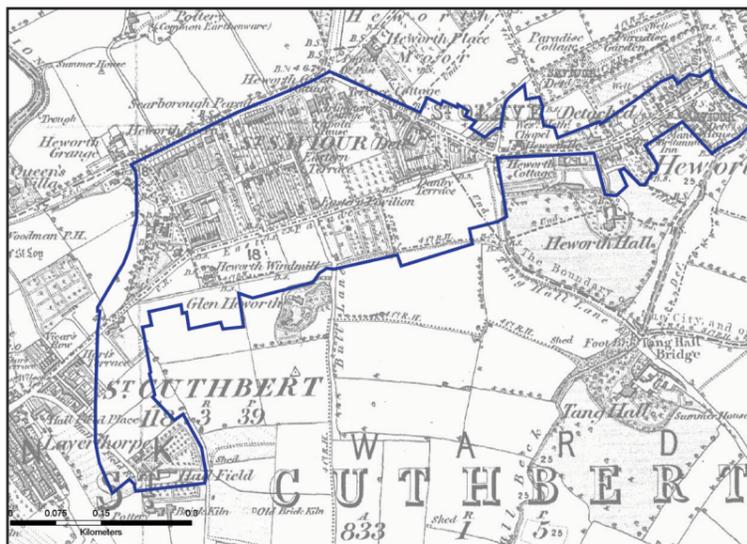


## Character area 53: Heworth



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

### Key Characteristics

**General Character:** Former medieval village and 19th century expansion of working and middle class housing. Also includes Holy Trinity Church, Methodist Chapel, Heworth Primary School and Glen Gardens.

Relatively low lying, but undulating, ground – the village and Heworth Green occupy highest points

Tang Hall beck runs on the south side of the original village

Bounded by Heworth Green to the north, Heworth Village to the east, Foss Islands railway branch to the west, and the southern boundary is provided by inter-war housing off East Parade

Contains Glen Road Area of Archaeological Importance

Partly within Heworth Green Conservation Area

Former rural medieval village mentioned in the Domesday Book

Largely suburban area with open space limited to Glen Gardens

Village identity maintained but connection to York evident, reinforced by views of Minster

Approximate walking/cycling distance to the city centre from the centre of Heworth Green 1.9km via Layerthorpe

**Dominant Housing Type:** 19th century villas and two-three storey townhouses

**Other Key Housing Types:** Late 18th to 19th century two storey terraced and semi-detached houses with vertical emphasis following linear developments, two storey modern housing developments including social housing

**Designated Heritage Assets:** Fifteen Grade II listed buildings predominantly substantial buildings on Heworth Green, Heworth Green/East Parade Conservation Area and Glen Road Area of Archaeological Importance

**Non-designated Heritage Assets:** Medieval/Roman lanes, Victorian pillar box on Heworth Green, 1930s-40s street lighting, stable paviour paving, Heworth Hall gate pier and Glen Gardens

**Key Views:** View of Minster from Heworth Green and view from East Parade

**Surviving historic tracks and routeways:** East Parade, Bull Lane, Heworth Green, Heworth Road, Eastern Terrace, Wood Street, John Street and Cinder Lane

## Archaeology and history

There is no evidence of prehistoric activity or settlement. The earliest archaeological evidence consists of a small Roman cremation cemetery (the Glen Road Area of Archaeological Importance) found in the 1920s at the junction of Glen Road and Harcourt Road. This is part of a much wider distribution of Roman inhumation and cremation cemeteries around Heworth Green (see also character areas 50-52) that may be concentrated around a postulated Roman road from York to Malton (not shown on map). As yet, there is no evidence of Roman settlement or other activity in the area.

An Anglian cemetery is known to exist immediately to the north of this character area (see character areas 50 and 51) that suggests early post-Roman settlement in the vicinity that may be located away from the medieval village of Heworth, whose name is Anglo-Saxon in origin.

Heworth is a small Domesday village, probably no more than a hamlet in reality, (recorded as Heworde) situated at the far east of the character area that later developed into a larger linear settlement presumably with access to typical open fields and specifically unenclosed and unimproved wet moor (Heworth Moor principally for grazing). The village lies 1km from Monk Bar and its proximity to early medieval York is of interest. The wastes and moors to the east and north of Heworth were drained and improved and arable land extended demonstrated by extensive broad ridge and furrow identified on early aerial photographs (see character areas 49 and 55).

Fragments of flat roof tiles, dating to the medieval period were found in a medieval plough soil layer uncovered during works on East Parade suggesting the presence of relatively high status buildings. The system of historic roads and tracks is difficult to unpick. Heworth Green, although by 1852 is part of the York to Scarborough Turnpike Road, may have earlier origins. East Parade may also have early origins, as might Hempland Lane and Melrosegate/Tang Hall Lane. A windmill, likely to have medieval origins was situated south of East Parade on Mill Hill. Heworth Road and Heworth Village (road) are more clearly identifiable with the medieval village.

Following enclosure in the early 1820s the land was separated into relatively large fields, reduced in size during the later 19th and early 20th centuries. The majority of field boundaries, shown on the 1852 plan, date to the earlier period of enclosure. During the 1830s and 1840s, large villas and townhouses were constructed on the south side of Heworth Green and on the north side of East Parade forming an almost continuous line of mixed development from the city to Heworth village. Dwellings were also constructed along Wood Street and John Street, parallel to and between Heworth Green and East Parade. On a local scale it resulted in a 'new' village of sorts with grand houses and long rear gardens concentrated on two main routes.

At this point, the original village still retained some of its toft and croft boundaries with links back to the medieval past reflected in the presence of a building named The Manor House. Slightly to the south of the main village street was the site of Heworth Hall.

During the second half of the 19th century several developments of terraced housing were constructed along East Parade and Clarks Terrace to complete earlier linear development along these main roads as well as in the south-west corner as an extension to Layerthorpe. A school was also constructed on Heworth Road in 1873. The Foss Islands branch railway constructed during the 1870s forms the west boundary of the area. Holy Trinity Church at the corner of East Parade and Melrosegate (Grade II listed) dates to the 1860s. This may have been the site of an earlier church or chapel serving the medieval village but evidence is yet to be found.

By the early 20th century, development had begun to the south of East Parade featuring terraced housing on First and Second Avenue and Hawthorn Street and Glen Grove to the west. Glen Heworth (later The Glen) a villa located to the south of East Parade, gifted part of its estate for a public amenity space in 1915.

During the early 1930s the rural land surrounding Heworth was utilised to create housing estates, enveloping the former village and Heworth Green area. Heworth Hall was demolished at this time.

Buildings on Wood Street and John Street were cleared in the 1970s. They were replaced with a mix of social housing and private developments, based around the existing urban grain. Further development such as Parade Court and Limes Court occurred during the 1980s in unoccupied/garden spaces to the rear of Heworth Green and East Parade.

## Character

Despite the significant changes over the past decades, Heworth village still retains some of its small village character however the buildings within it all date between the 18th and 20th century. In plan, the original linear layout of the village with settlement either side of a main street survives.

Heworth Road and the village are made up of a range of 18th-19th century properties as well as commercial, educational and religious buildings. The oldest properties, three Grade II listed late 18th and early 19th century buildings, are situated in the core village area. In places, the main street also features early to mid 20th century and modern developments.

Heworth House (1865), an old rectory on Melrosegate, has been nominated for inclusion on the local list of heritage assets as a representative of high Victorian Gothic architecture. It has had several changes of use and is currently (2013) a day nursery.

Heworth Road, East Parade, Heworth and Heworth Green have a collective small village scale with a natural centre at the junction between East Parade, Heworth Road and Melrosegate, dominated by the Holy Trinity Church. Heworth Green has the most architecturally significant and the largest of the suburban houses and villas in the area. The buildings at the west end are large, three storey with additional basement and attic room levels with large front gardens. They contain white framed multi-paned sash windows with lower ground, and sometimes first floor bay windows. In the central part of the street a row of detached villas now in use at hotels and public houses dominate. These feature in a mixture of individual styles and colour schemes and are generally two-three storeys. At the east end, terraced houses are dominant but are only two storeys in height and have been heavily altered. The final stretch of Heworth Green to Heworth Road contains five Grade II listed villas, set well back from the roadside.

Heworth Green comprises small verged areas and several trees. All houses on this road have front gardens, some much longer than others. All the buildings developed in the 1830s-40s have long back gardens suggestive of medieval tofts. This layout is still evident in many places.

The terrace on the south side of Heworth Green, several changes are apparent, such as the loss of uniform boundary wall and hedges, replacement of windows and the loss of many chimney pots. Historic photographs show that the erosion of original features and characteristics was taking place during the early 20th century and is not a purely modern occurrence.

On East Parade, several dwellings have been converted to commercial use. This street contains a mixture of buildings, predominantly dating to the early to mid 19th century. The majority of older buildings are two storeys in height and have a village/cottage feel. Three storey buildings also exist with double bay windows and flat porch roofs. Front boundaries are generally bounded by low brick walls with hedges and/or black railings. This road, although much quieter than Heworth Green, still portrays a bustling village thoroughfare.

Between Heworth Green and East Parade several streets criss-cross the area. These contain 19th and 20th century buildings. Mill Lane features three types of housing, a picturesque mid to late 19th century terrace (Grange Terrace) on the eastern side, and a late 19th to early 20th century terrace and a 1930s terrace on its western side. All buildings are two storeys with small front gardens and on-street parking. The older houses are bounded by low brick walls to the front of the properties with a white plinth supporting black gates and railings. All buildings on this terrace contain ground floor white bay window frames, white recessed door surrounds, multi-paned sash windows to bay and upper floor. Only one of the five buildings in this terrace has an altered fenestration style.

John Street contains a mix of 20th century commercial and modern residential premises of three storeys with internal garage and replica sash windows.

The mid to late 20th century re-development on Wood Street and Eastern Terrace feature two storey buildings split into flats based on the original linear street pattern. The buildings contain flat porch roofs, two pane square windows with arched brick frames on the ground floor level.

Blue panels feature beneath the main ground floor windows. The buildings have small grass verges in front of them with sporadic bushes/hedge planting. Parking is restricted to the street and to the detached garage area to the rear of Eastern Terrace. Historic brick walls run to the rear of this development, separating it from Cinder Lane. Limes Court is another large 20th century linked house development in-filling vacant land between Heworth Road and East Parade.

Surrounding late 19th to early 20th century terraced housing, constructed as through streets, are similar to contemporary phases of building around the city. The terraces generally consist of two storeys, two-up-two-down houses generally featuring ground floor bay windows, small front enclosure and on-street parking. Several side streets such as Hawthorn Street and Mercer Street do not feature bay windows or private front spaces. Unusually, Harrison Street contains a short terrace of houses featuring small front enclosures without bay windows. Within this vicinity original, or early 20th century street signs and iron sluice valve indicators can be seen on the sides of some buildings.

The southern tip of Monk Stray is situated at the junction between Heworth Green and Stockton Lane providing access to an open green space which breaks up the urban environment. The historic road of Heworth Green is generally an extremely busy route to and from the city and the presence of double decker buses and trucks seems slightly out of place with the tree lined street and grand architecture on the southern side. Several c. 1930s-40s street lights are in use on this street. East Parade is also a main road. The Minster can be viewed from East Parade, the view becoming more prominent the further east (towards the village) one travels.

This character area is distinct from adjacent residential areas of inter-war housing and commercial re-development. Its architectural features, village ambiance, historical connections and cluster of Grade II listed buildings all add to its value.

## Significance

**Archaeology:** The Glen Road Area of Archaeological Importance defines the extent of known and projected Roman cremations forming one of several cemeteries in the area associated with a postulated Roman Road approximately along the later Heworth Green. This, the presence of known Anglian burials to the north and a Domesday village provide potential for researching the relationship between York's rural hinterland and the Roman and medieval city.

**Architecture:** Heworth Village and Heworth Green area predominantly contain 19th century development with 20th century areas of re-development. Several earlier buildings exist although the majority of the medieval village has now been subsumed by 19th and 20th century buildings. A gate pier to the former Heworth Hall remains on the south side of the village.

The predominant housing style is large three to four storey townhouses and two to three storey villas in differing aesthetically pleasing styles along Heworth Green as well as two to three storey terraced and semi-detached housing on East Parade and in the village. Heworth Green middle to upper class housing represents early 19th century ribbon development which spread along arterial roads leading from the city into the surrounding rural areas.

The clustering of Grade II listed buildings within Heworth Village and on Heworth Green adds value to the area as a whole. Significant listed buildings include Holy Trinity Church and 18th century structures in the former village area.

**Historic:** Approximately 80% of the historic boundaries shown on the 1852 ordnance survey plan remain readable in the early 21st century urban landscape. The principle roads are likely to be ancient in origin. Several former field boundaries such as the line of Glen Road and the division between the rear of Main Avenue and properties on East Parade date at least to the enclosure period of 1822. The internal garden boundaries between Heworth Green and East Parade date to the construction of the original buildings in the 1830s.

At the western end, the names Mill Lane and Glen Road reflect the former site of the windmill and The Glen. There are no other obvious examples of historically determined street names in this area.

The view of the Minster from Heworth Green is particularly significant as this route may have been in use throughout the medieval period if not earlier. Despite good public transport and cycle networks, there isn't an obvious connection to York within the surrounding streets. However, the views of the Minster from Heworth Green and East Parade immediately restore visually the link to the city.

**Streetscape Components:** The majority of the terraced streets and Heworth Green contain asphalt carriageways and a range of street lighting units dating between 1930s to late 20th century. Stable pavement paving can be seen to the rear and to the side of many of these streets. Within the East parade area generally all the carriageways are asphalt served by 21st century lighting. Contemporary bus stops, Edinburgh style waste bins and telecoms boxes are visible on the main through roads. Late 19th to mid 20th century post boxes are also still in use.

**Aesthetic:** The social space of Glen Gardens, with its bowls club, and nearby Monk Stray provide green and recreational areas for the local communities. Several grass verges, hedgerows and trees also enhance the aesthetic value of the area.

The view of the Minster from East Parade has aesthetic value and appears to have influenced the design of the road layout.

## 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 on Heworth Green and on several terraced side streets should be retained wherever possible and carefully retrofitted with new lanterns where appropriate. 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 such as Glen Gardens, churches and the school, 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.

The 19th and early 20th century terraces contain a number of original features which should wherever possible be retained and enhanced. This should include maintenance of existing ironwork and conservation of remaining areas of stable paving. The stable pavements in particular are a unique feature of York's streetscape and any street works affecting them should carefully store and reinstate following guidance contained in the City of York Streets and Spaces Strategy and Guidance.

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

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 inclusion on the Local List of Heritage Assets. The non-listed 19th century villas and grand terraces should be considered for inclusion on the Local List as they form a particularly good example of mid to late 19th century expansion of the city and add significant value to the character of Heworth. Their loss or inappropriate alteration would have significant impacts on the character of this area.

It is recommended that a Conservation Area Appraisal for Heworth should be 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 how that has changed over time.

## Character Area 53: Images



*Late 18th to 19th century buildings in village*



*Heworth Green*



*Heworth Green c.1940 (top) and present day; several changes are apparent, the uniform boundary wall and hedges are almost all gone, the streetlight and windows have been replaced and many chimney pots are missing. The two houses on the right hand side have had their windows dramatically altered. The convex windows have been enlarged probably in the mid 20th century while the house on the far right has had an additional window inserted on the first floor. The historic photograph shows that the erosion of original features and characteristics was taking place during the early 20th century and is not a purely modern occurrence.*



*Late 18th to 19th century buildings in village*



*Heworth Green*



*Remains of gate pier to Heworth Hall, Heworth village*



*Late 19th century post box and streetscape shot, Heworth Green*





*Junction between East Parade and Eastern Terrace  
c.1912. - City of York Archives*



*East Parade*



*Grange Terrace on Mill Lane*



*The same junction 2012 as above (Google) showing  
change of use from residential to commercial on left.*



*Eastern Terrace*



*Harcourt Street*



*East Parade with Minster in the distance*



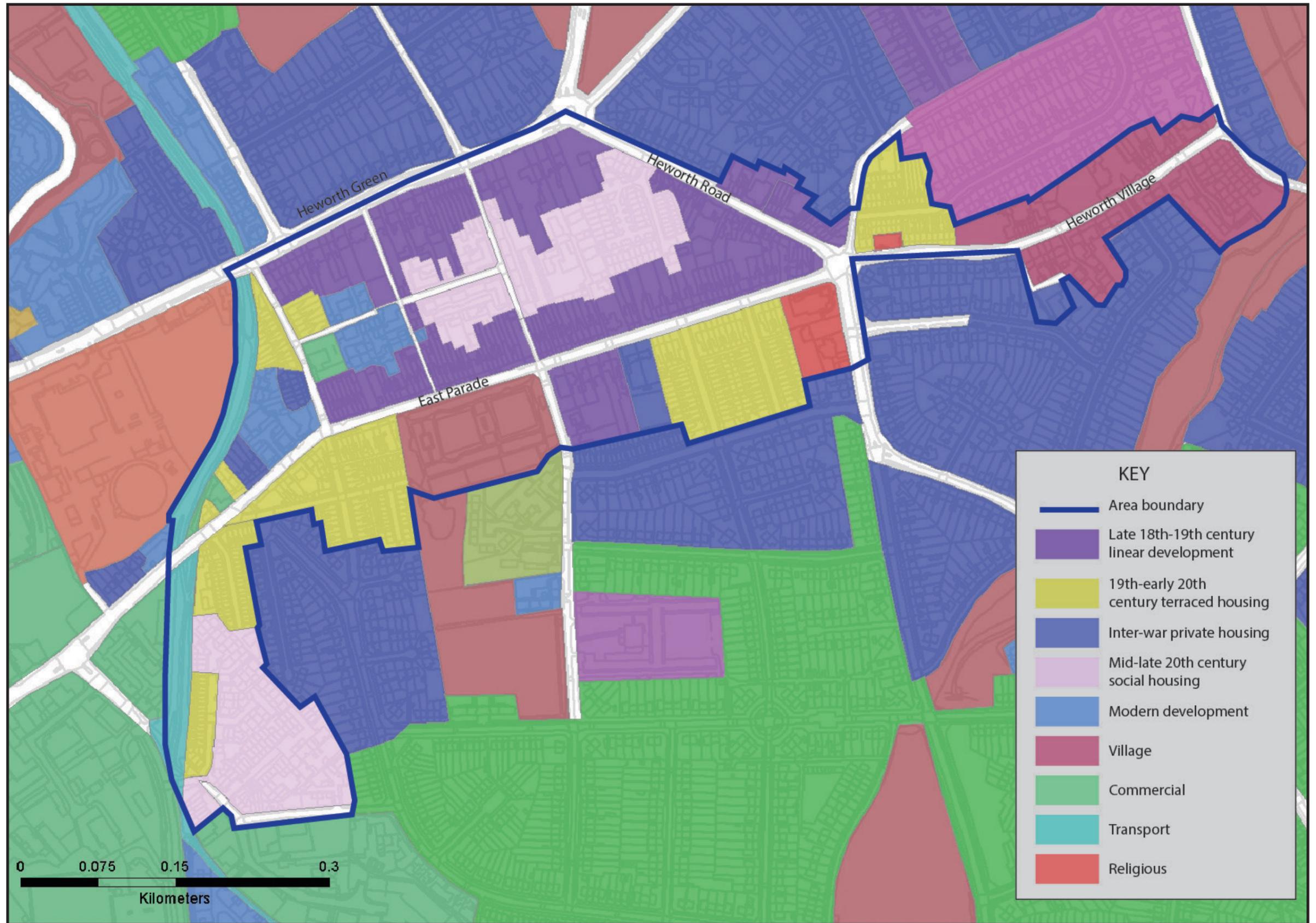
*Glen gardens*



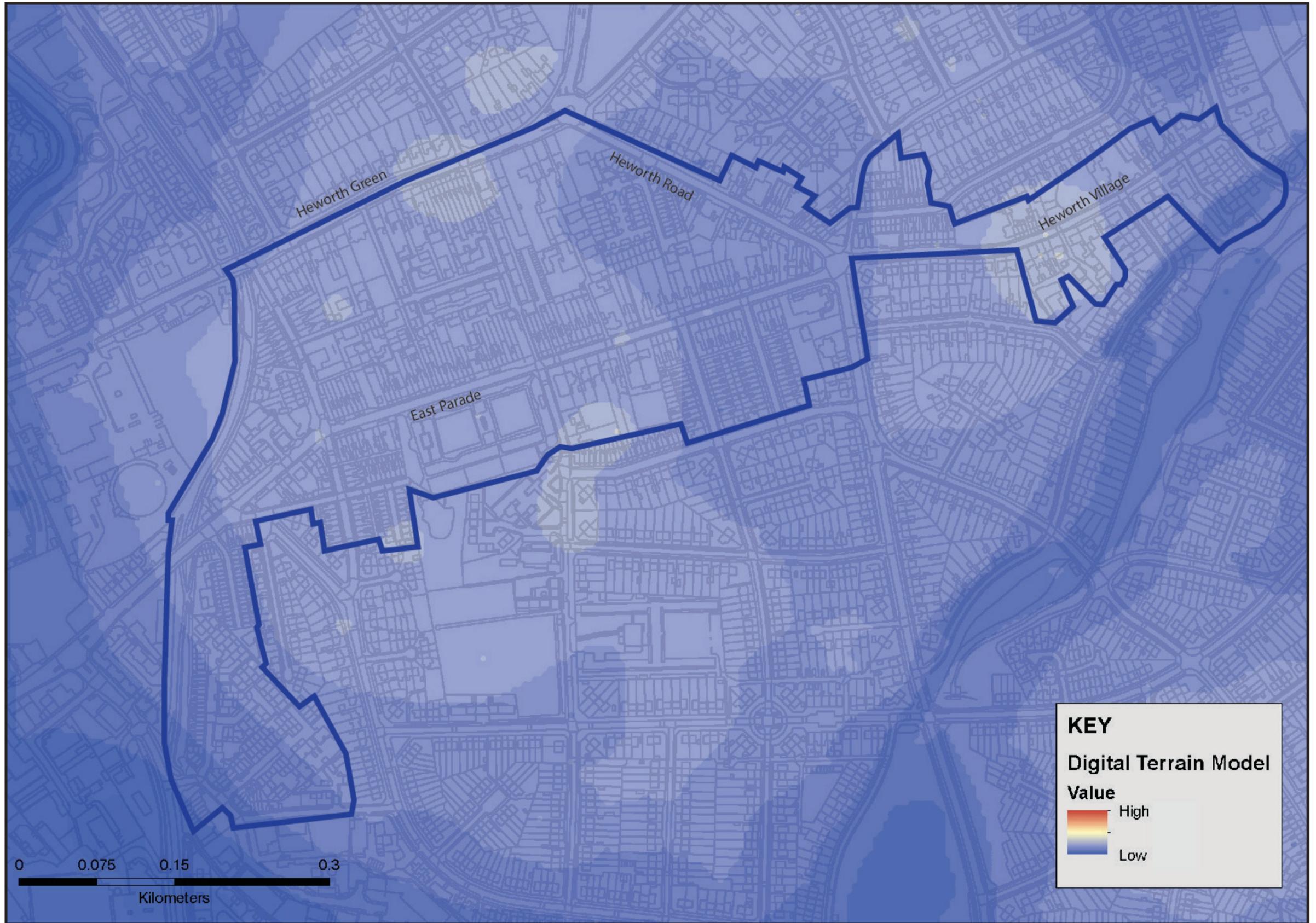
*Clarks Terrace*

### Character Area 53: Maps

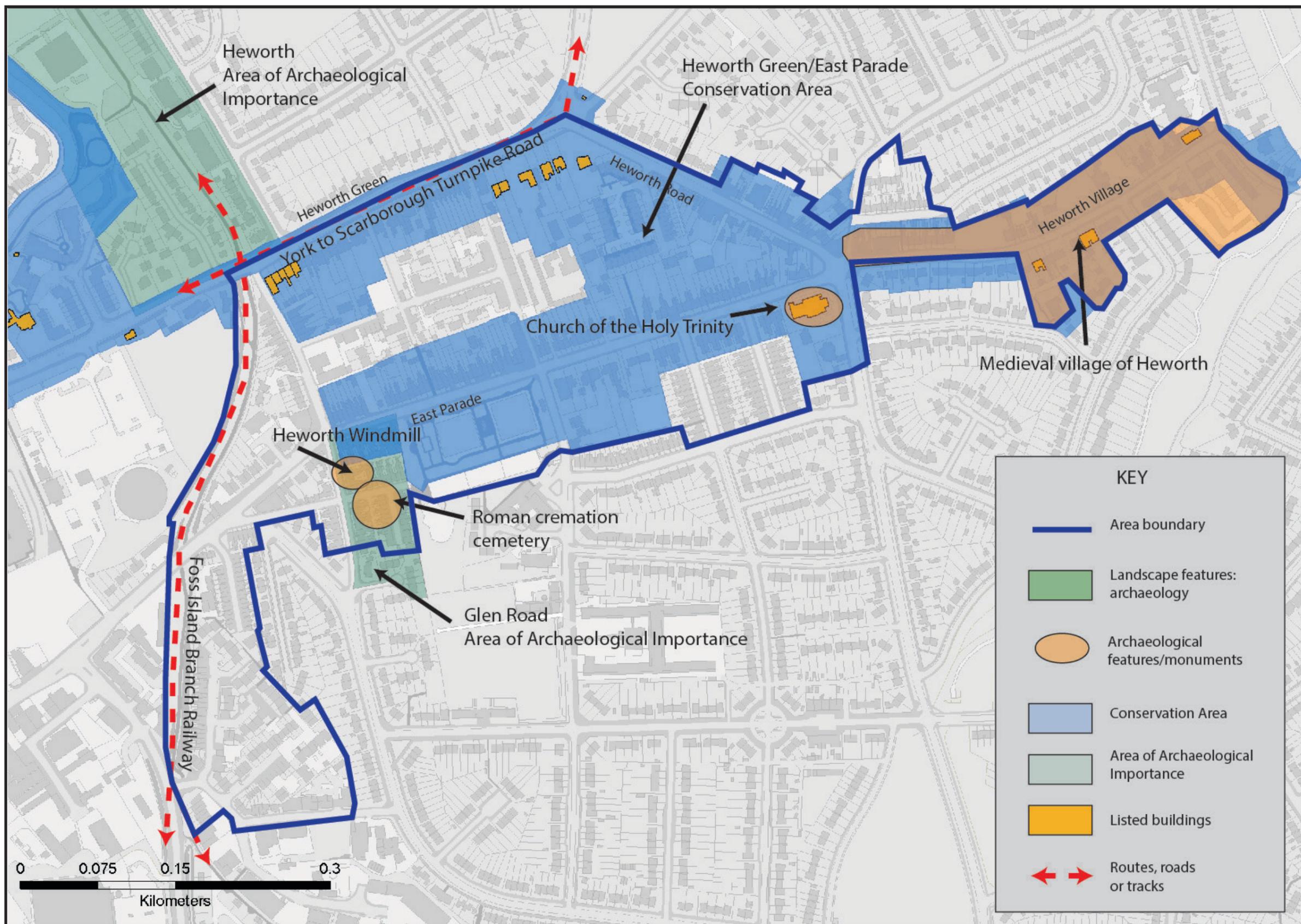
Broad Type characterisation plan. White roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan



Topography



Archaeology and heritage assets



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

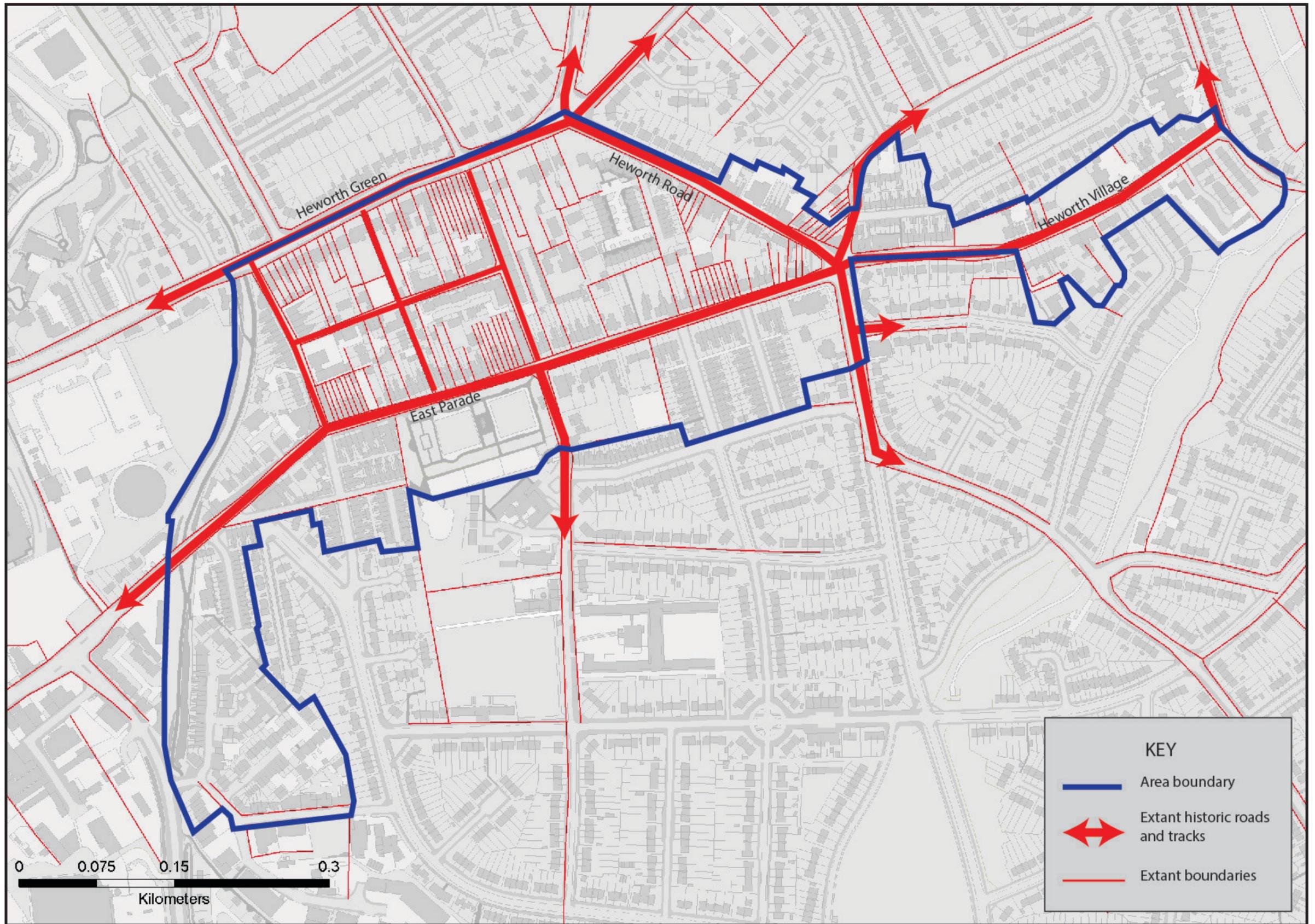


Figure ground map showing the relationship between open space (black) and the built environment



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