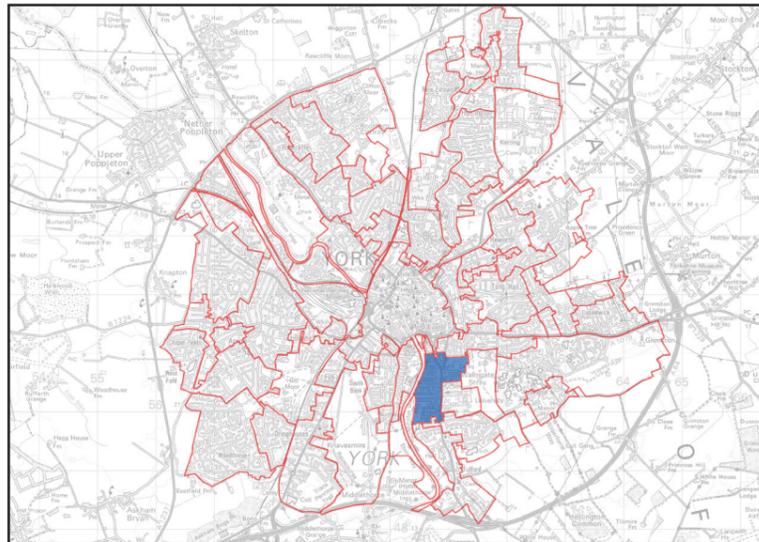
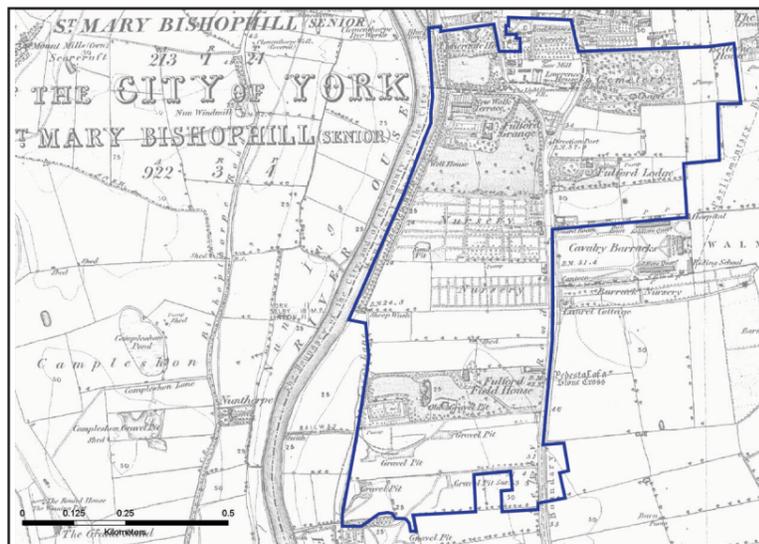


Character area 65: Fulford Road



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: Largely suburban area spreading either side of Fulford Road leading from the City to Fulford dating from mid 19th to late 20th century

Includes a diverse mixture of redeveloped military buildings, commercial premises and residential developments

Includes York Cemetery, York Steiner School, St. George's Primary School, The Lighthorsemen PH and an allotment site

Bounded by Blue Bridge Lane and Melbourne Street to the north, Fulford to the south, River Ouse to west and Barracks and Walmgate Stray to east

Situated on a low glacial moraine ridge following Fulford Road

Contains two conservation areas

Partly within the Central Area of Archaeological Importance

Approximate walking/cycling distance to the city centre from the junction of Fulford Road/Hospital Field Road 1.7km via Fulford Road and Fishergate

Dominant Housing Type: Two to four storey, mid to late 19th century terraced housing in linear street pattern, rear yards, pitched roofs with chimneys, stable paviour paving, on-street parking

Other Key Housing Types: Two-storey, inter-war housing in linear street pattern, small modern housing estates and Victorian villas lining Fulford Road

Designated Heritage Assets: Fulford Cross (SAM & Grade II), approximately 30 Grade II listed buildings and Grade II* Pikeing Well, Fulford Road and New Walk Conservation Areas and Central Area of Archaeological Importance (part)

Non-designated Heritage Assets: 1913 Social Housing on Alma Grove and Copper's Lodge, Alma Terrace, remaining military buildings on west side of Fulford Road, 1834 Theatre Royal frontage, stable paviour paving, historic street lighting, Fulford Arms, Wellington Arms, historic military prison and depot buildings, site of St. Helen's pre-Conquest church and 18th century field boundaries preserved in urban form

Key Views: View of Terry's, Racecourse, River Ouse and Millennium Bridge from New Walk. Local views of The Keep and other military buildings along Fulford Road

Surviving historic roads and tracks: Fishergate, Cemetery Road, Fulford Road, New Walk Terrace and Blue Bridge Lane on the northern border

Archaeology and history

Prehistoric activity is known in the Fishergate area to the north of this character area in the form of scattered lithic material (EYO610). A flint scraper is noted on the HER found within Fulford (MYO213) while Lamel Hill to the east may also have prehistoric origins.

Fulford Road itself is probably a Roman road by the late 1st century. Roman inhumation and cremation cemeteries are known at the Fishergate end of Fulford Road (e.g. Fishergate House site) and along Lawrence Street, another Roman route to the north-east of Fulford Road. Further evidence for Roman settlement and agricultural activity was uncovered during the Fishergate investigations and in Fulford village to the south. No archaeological evidence dating to Roman or earlier periods is known between Fulford and Fishergate.

Throughout the medieval period the area remained undeveloped and provided common grazing land shared between the City and St Mary's Abbey, the major landowner in Fulford. Fulford Cross (MYO1535, SAM 26618) survives opposite the barracks; this probably defined the boundary of the grazing rights and acted as a meeting place. Fishergate, to the north of this area was an established settlement at this time, having also been occupied throughout the Anglo-Saxon and Scandinavian period. Excavations in the Fishergate House-Blue Bridge Lane area on the border of this character area also revealed evidence for the cemetery of the pre-Conquest church of St. Helen's. St. Andrew's Priory was also situated slightly further to the north.

Following enclosure of the common land in the late 1750s the land to either side of Fulford Road was split into smaller fields. By the 1850s the area contained several nurseries, gravel pits and a cemetery along with several large detached villas and New Walk Terrace (Grade II listed) in the northern half of the area. Fulford Grange is still extant and Grade II listed. The Cavalry Barracks (1795) and Imphal Barracks (1877) were constructed on the east side of Fulford Road.

They have been discussed in a separate statement but their influence on the surrounding area has continued to the present day.

The second half of the 19th century saw the construction of many rows of terraced housing in the northern part of the site as development spread out of the city. This accommodation was also in demand for military personnel. South of this the west side of Fulford Road contained a Military Hospital and Prison. A tram depot was located opposite the barracks, which linked them to the Command HQ and the city to the north; it has now been replaced by retail units.

Further south, villas were being constructed such as Westfield House, Ousefield (1899) and Danesmead (1903). The first social housing in York was constructed in 1913 on Alma Grove to accommodate families displaced by slum clearance programmes. During the 1930s further housing estates were constructed such as Kilburn Road and Maple Grove.

Following the closure of the Cavalry barracks in the 1970s and the subsequent demise of the military sites on the west side of Fulford Road, new industrial, commercial and residential buildings were constructed on the site of the hospital and prison. A further late 20th century housing estate exists in the south-west corner of the site on an area of former allotments and playing fields.

Character

The character of this area varies from one end of Fulford Road to the other. Fulford Road itself is a major, historic route to the city from the south. The character of this approach to the city has been dictated by the military presence in the area since the late 18th century. It includes a diverse mixture of redeveloped military buildings, commercial premises and residential developments. The latter dominates particularly as clustered Victorian terraces and inter-war housing. The area also contains a high number of hotels and guesthouses due to its proximity to the city.

The northern half predominantly contains mid-Victorian terraced housing on the west side of Fulford Road and in-between Cemetery Road and Fulford Road where the two merge together. The Conservative Club (Grade II) occupies the point where the roads meet. The houses fronting Fulford Road feature attractive walled and railed gardens and are typical of their time. There is a high retention of original timber sash windows. Where UPVC windows have been installed they generally mimic the rhythm of the original fenestration. Wooden door and window surrounds are generally painted in white or cream although some anomalies exist. Several houses, located on the sweep of the road, have a curved appearance. 79 Fulford Road includes the re-built frontage of the original Theatre Royal (1834). It was incorporated on the current building in 1879 when the theatre was remodelled.

On the eastern side of the road lies the important York Cemetery (1830s) containing several listed structures. A small estate of 1930s housing occupies the area between the cemetery and the former cavalry barracks, now police station. This estate generally contains semi-detached housing in a variety of styles. Front porch extensions are common as are garden and driveway conversions. 1930s development also fronts the main street opposite the villas. These buildings include The Old Post Office, which has been nominated for inclusion on the Local List of Heritage Assets.

The terraces leading from Fulford Road between Marlborough Grove and Ambrose Street include a variety of architectural styles and range from two-five storeys in height. The streets tend to be narrow due to on-street parking to either side of the road. The terraces north of Hartoft Street all have bay windows and front gardens and are between two and three storeys high. Architectural differences between the north and south side of the street are apparent on some streets such as Sandringham Street and New Walk Terrace. The majority of houses on New Walk Terrace are Grade II listed and are within the New Walk conservation area. This street, in contrast with Sandringham Terrace, contains a large amount of greenery and iron railings. Early-mid 20th century street lighting exists throughout the terraced areas.

The 1930s housing created as infill around the site of The Grange consists of detached and semi detached dwellings. The detached houses feature some stained glass and circular windows. Recessed arched porches are common throughout the area many still unaltered. Several garages have been added to the houses here along with a handful of solar panels.

Hartoft, along with Levisham and Farndale Street differ in that they do not contain lower bay windows or a front garden space. Hartoft features a much simpler, red brick exterior, while the latter two streets are constructed in a mottled colour brick. Hartoft Street contains a date stone on one gable end indicating that the street was built to in 1887 in Queen Victoria's Diamond Jubilee year. As an example of fenestration in this area, Hartoft Street contains approximately 16% original timber sash windows and 33% timber sash windows featuring a multi-paned top half. Approximately 53% are UPVC replacements of which c. 17% are in the multi-paned style, 17% are in the traditional style and 19% do not mimic traditional fenestration at all. Historic street lighting can be found within these terraces, such as to the rear of Hartoft Street and Alma Terrace. The majority of the back lanes have been replaced with concrete and asphalt surfacing. Former corner shops have not survived well within these streets. The remains of a pulley wheel can be seen beneath the loft space of a building on Carey Street.

Grange Street also retains many features from the late 19th century, particularly on the southern side, where the majority of garden railings have been restored.

Several blocks of terraced houses front the riverside in this area such as Lastingham Terrace, these all include a bay window and front 'garden' area. This is in contrast to the 1930s infill around The Grange, where the housing was designed to face inwards rather than make use of the riverside views. The Pikeing Well (Grade II*), a small mid 18th century stone structure over a wellhead is located here on the river frontage. Alma Terrace features a bit of a mixture of architectural styles at its western end. Towards Fulford Road the style becomes more standardised featuring a light coloured brick terrace with lower bay windows. This row includes a former late 19th century police station, in contrasting red brick, now converted to a guesthouse known as 'Copper's Lodge'. This building has been suggested for inclusion on the Local List of Heritage Assets. The former stables to the police station have now been converted to flats on Ambrose Street.

Unusually for a 19th century layout, several back yards of Fulford Road, Levisham Street, Rosedale Street and Grange Street back onto each other creating a small square.

Several areas of modern infill exist as well as some other interesting developments such as Alma Grove, a social housing development dating to 1913. Alma Grove contains original signage and is set around a green square space. These houses have also been nominated for inclusion on the Local List.

On Fulford Road more substantial detached and semi-detached villas exist on the west side of the road with spacious gardens set further back from the road side than the terraces fronting the roadside slightly further north.

South of this, the former Cavalry Barracks and the Imphal Barracks dominate the streetscape, in particular The Keep building (Grade II). These form their own character area; however, their effect on the surrounding areas is still evident.

The Fulford Arms, formerly Barrack Tavern, has provided a place of entertainment for soldiers since the 1830s.

Wenlock Terrace (1882-3) comprises a terrace of twelve houses on the south side and a terrace of four similar houses on the north side, each house being five storeys high, the tallest terraced housing in the city. The designs here include turreted bay windows and Gothic style doorways.

These houses are unique in York and were once one of the most prestigious addresses in the city constructed predominantly for high-ranking army personnel. Former stables within this area have been converted to dwellings but retain many original details. The houses on the north side of the terrace were former Soldiers Homes during WWI and II.

Fronting Fulford Road opposite the police station are several Grade II listed buildings dating to the mid 19th century. These buildings probably relate to the former nursery, which existed prior to the construction of Alma and Wenlock Terrace. These are set behind high brick walls and mature trees.

Ordnance Lane running west from Fulford Road originally led to the Royal Army Ordnance Depot (1890). The Lane contains an interesting terrace of houses built in 1903 for married hospital staff. Again, these residential buildings retain a military association.

The site of the Military Hospital (1854) now contains a three-four storey contemporary office complex. This is set well back from the street frontage behind a brick boundary wall and car park area. Hospital Fields Road, running directly to the south of these buildings contains a small former military residential area. An early to mid 20th century painted sign on the gable end of these buildings is intact although barely legible. The majority of this road leads to commercial premises, which include a bus depot, car sales and offices. Several former Victorian military buildings survive which were once parts of the prison and the Ordnance Depot.

These are large red brick institutional looking buildings completely different to their mid to late 20th century surroundings. The former prison wall runs on the north side of these buildings and along the western boundary with New Walk.

A blocked up entrance to the former prison area can be seen on New Walk along with the remains of rails, leading from a former wharf used for unloading ordnance.

South of Hospital Fields Road, the southern portion of the area contains a mixture of inter-war housing, a post-war school, Victorian villas and late 20th to early 21st century residential developments and commercial buildings. Maple Grove contains typical 1930s semi-detached housing as seen across the majority of the city. Approximately 80% of the arched porches remain intact.

The late 20th century Danesmead area is a one to two storey pattern-book estate featuring red brick, brown tiled roofs with brown window frames. The entrance to this estate is flanked by red brick walls featuring a Viking mask and the word 'Danesmead'.

The retail area on Fulford Road is built on the site of a former tram depot (1880); it is partially screened from the roadside by trees. The remains of Fulford Cross (SAM) are situated next to the car park entrance.

In this area Fulford Road features several Victorian villas such as Danesmead and Ousefield (Grade II listed), and Westfield. The latter villa became a hotel in the 1930s known as The Gimcrack. It has since been converted to flats. The hotel and hotel bar was often used by military personnel and their families. It is one of a number of buildings throughout this character area, which have been nominated for inclusion on the Local List of Heritage Assets.

Fulford Road itself contains wide grass verges and well-spaced mature trees. This greenery, plus the slightly undulating topography and the building line set back from the road contributes to a more rural feel within this urban area.

Significance

Archaeology: Nothing is recorded in the archaeological record in this area. However this area runs either side of Fulford Road, an important prehistoric and Roman route. Lithic scatters, Roman and Anglian cemeteries are known in the vicinity. Evidence of Medieval ploughing and other activity has been destroyed by large scale development within the area since the mid 19th century.

Architecture: The area contains a wide variety of residential architectural styles predominantly Victorian terraces ranging from two-storey, two-up two-down buildings to four storey high status dwellings. 1930s and late 20th century development is also evident. Victorian villas fronting onto Fulford Road come in individual styles. Danesmead and Ousefield were both designed by local architect Walter Brierley who was also responsible for the design of Goddards as well as several primary schools in York.

Alma Grove was the first social housing in York. This perhaps has added significance due to the association York has with social reform through the Rowntree family.

Historic military architecture can be seen on Fulford Road at the barrack sites as well as on Hospital Fields Lane.

There are a number of listed buildings within this character area, adding to the architectural significance in general. In addition to that there are several other buildings, which have been nominated for inclusion on the Local List of Heritage Assets.

Historic: Many of the boundaries within this area date to the 1750s such as the rear of Kilburn Road and the former barrack site and the rear of Broadway West and the modern development north of it.

In many instances these boundaries, and those created in the late 18th and early 19th century have dictated the layout of the residential streets as they appear today, for example, Maple Grove which was constructed within a narrow strip field.

There is a strong link between the military and the residential areas on some parts of Fulford Road. For example, houses used by military personnel, hospital employees and as Old Soldiers Homes, public houses as well as the former military buildings themselves. The local community and the military did interact in the form of barrack open days and military parades, which became important social events.

Several houses on Wenlock Terrace are significant due to their role as a Soldiers Home during the First and Second World Wars.

Many street names still reflect their former military use despite redevelopment for example, Hospital Fields Road and Ordnance Lane (leading to former Ordnance Depot). Others are named after military events and people such as Alma Terrace and Grove (Battle of Alma, Crimean War) and Wenlock Terrace (after landowner and military man 3rd Baron Wenlock). Grange Garth and Grange Street relate to the fact that they are situated within the former grounds of The Grange. Other streets have a more personal connection, such as Frances Street, named after the house builder's wife. Several public houses such as The Lighthorseman and Wellington Arms also have a military connection within their name.

The 1930s housing on the east side of the road named after London based place names is interesting as Fulford Lodge, which formerly occupied the site, was renamed Kilburn House in the 1870s as the occupants family were from Kilburn, Yorkshire. The 1930s house builders assumed the name referred to Kilburn in London and subsequently named the streets as they are today (Wilson 1996).

York Cemetery contains the graves of many prominent York citizens and is a significant historic feature within the city.

Streetscape components: Asphalt footpath and carriageways on Fulford Road as well Edinburgh style waste bins, late 20th century street lighting in differing styles, traffic signage, phone boxes, and bus stops.

The Victorian terraces contain a mixture of pre-cast flags and riven English Pennine Sandstone flags with asphalt carriageways. Stable paviour paving exists on some back lanes such as Alma Terrace but have been covered in concrete or asphalt in the majority of streets. The 1930s developments contain paved and asphalt footpaths and concrete carriageways. Several 1930s street lights survive such as on Wenlock Terrace, Levisham and Hartoft St.

On the riverside contemporary seating, lighting, signage is provided alongside square waste bins and plastic dog waste bins. These were the result of a Millennium Project to enhance New Walk.

Aesthetics: The Riverside includes a cycle and footpath, which offers long views of the River Ouse, the countryside to the south and the city to the north. Trees, hedgerows and grass verges feature along Fulford Road as well as the gardens to several large houses. Grass verges are also a common feature within the areas of 1930s housing.

Where Cemetery and Fulford Road meet, a small grassed area surrounded by a low brick wall includes four mid 20th century park benches, which oddly face out onto the roadside. This space also includes a late 20th century phone box.

York Cemetery is a spectacular open space open to the public, partially wild and partially managed.

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. In this area particular attention should be paid to the seating area at the Fulford and Cemetery Road junction. This should be undertaken following guidance contained in the City of York Streets and Spaces Strategy and Guidance (City of York Council, 2013).

Information plaques would be an asset to explain the history of the area, e.g. outside each of the military barracks, in Alma Grove, and in Wenlock Terrace.

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. The tall steel lighting standards lining Fulford Road are reasonably discreet but are in very poor condition and need redecorating; any replacements should be of an equally discreet appearance.

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 allotments, public houses and cemetery with appropriate weight given to local opinions.

York Cemetery contains the graves of many prominent York citizens and is a significant historic feature within the city it should continue to be carefully managed.

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 streetworks affecting them should be carefully stored and reinstated following guidance contained in the City of York Streets and Spaces Strategy and Guidance. Where original front boundary walls are important features they should be retained and encouragement given to their reinstatement where lost.

The inter-war housing estates still retain a large number of original architectural and streetscape features.

It is recommended that further erosion of the original aspects of the estates and terraces in particular, as well as changes such as garden to driveway conversions and inappropriate extensions should be monitored and avoided where possible.

A local survey of architectural and streetscape features (gate piers, paving, street signs etc) 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.

The area contains several buildings that should be considered for listing or at least inclusion on the Local List of Heritage Assets such as The Gimcrack Hotel, Alma Grove and Coppers Lodge. Those buildings that have been recommended for inclusion on the forthcoming Local List of Heritage Assets add significant value to the character of Fulford Road. 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.

City of York Council should consider commissioning a Conservation Area Appraisal for Fulford Road as has been done in other parts of the city. Alma Grove, Alma Terrace and Wenlock Terrace should be considered for inclusion within the Fulford Road Conservation Area due to their architectural and historical merits.

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 65: Images



View from Cemetery Road towards Fulford Road across seating area



Grange Garth with concrete roadway and examples of the use of solar panels



Stable paviour to the rear of Hartoft Street



The Lighthouseman PH on Fulford Road



The Grange, now surrounded by Grange Garth



Examples of differing fenestration on Hartoft Street.



New Walk Terrace with period style lighting and Yorkstone paving



Sympathetic new builds on Carey Street



The Wellington Inn, Alma Terrace



The former police stables on Alma Terrace



Wenlock Terrace



Fulford Cross (SAM)



Alma Grove



Pikeing Well



Former prison or depot building.



19th century buildings on Fulford Road - Note the historic painted advertisement covered by modern billboard



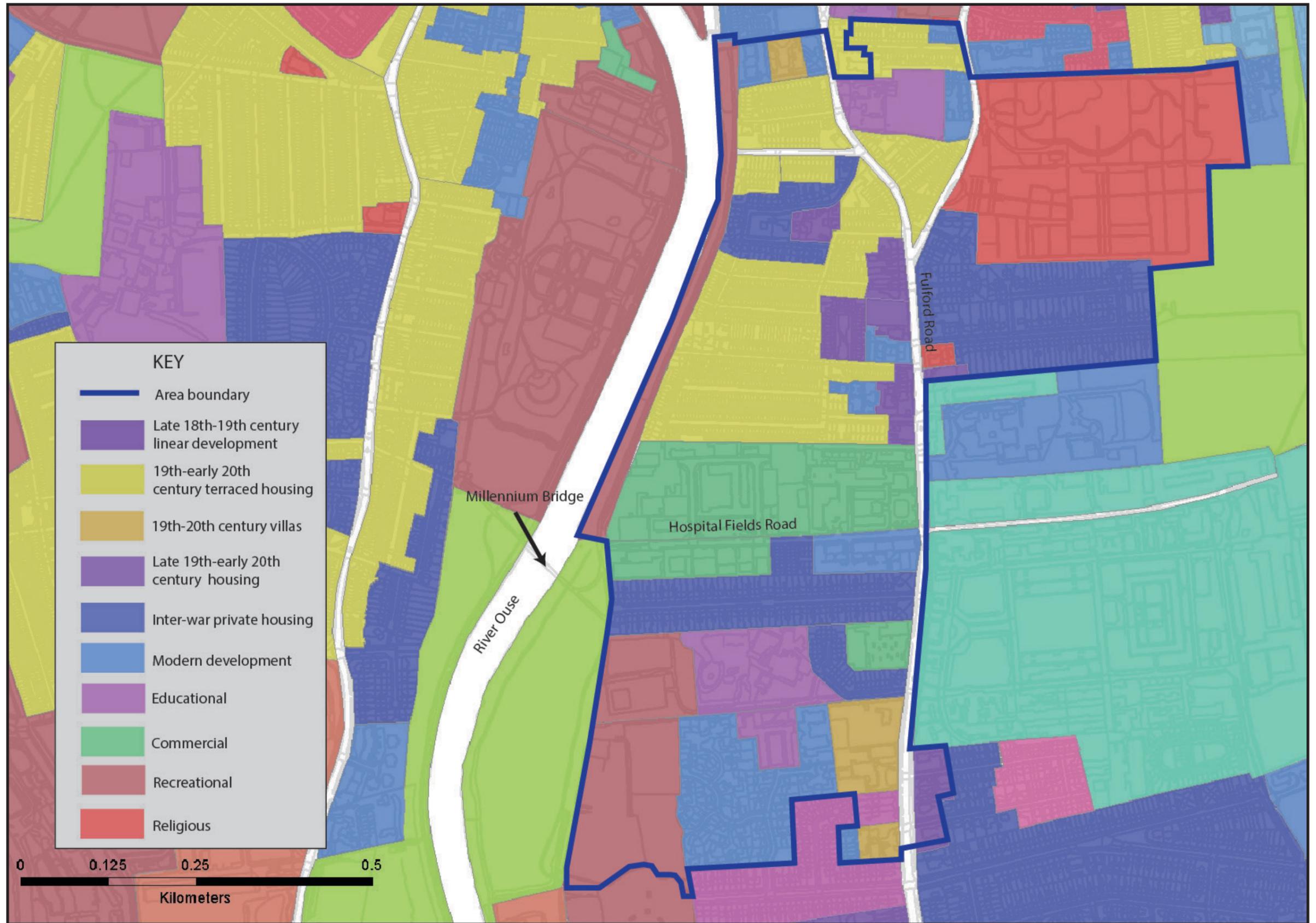
Iron rails leading to the former riverside entrance to military prison/ordnance depot area.



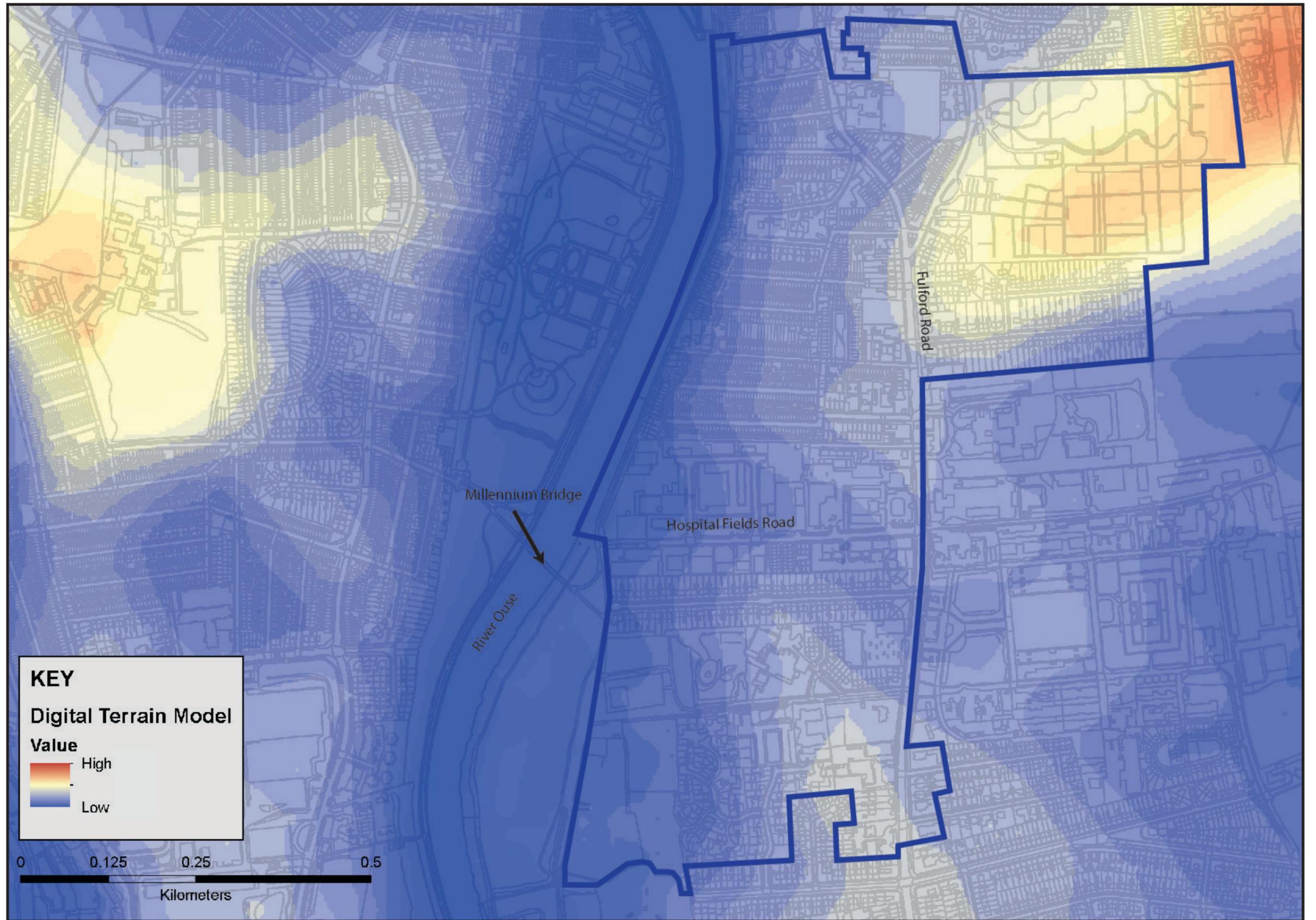
21st century flats on Hospital Fields Road.

Character Area 65: Maps

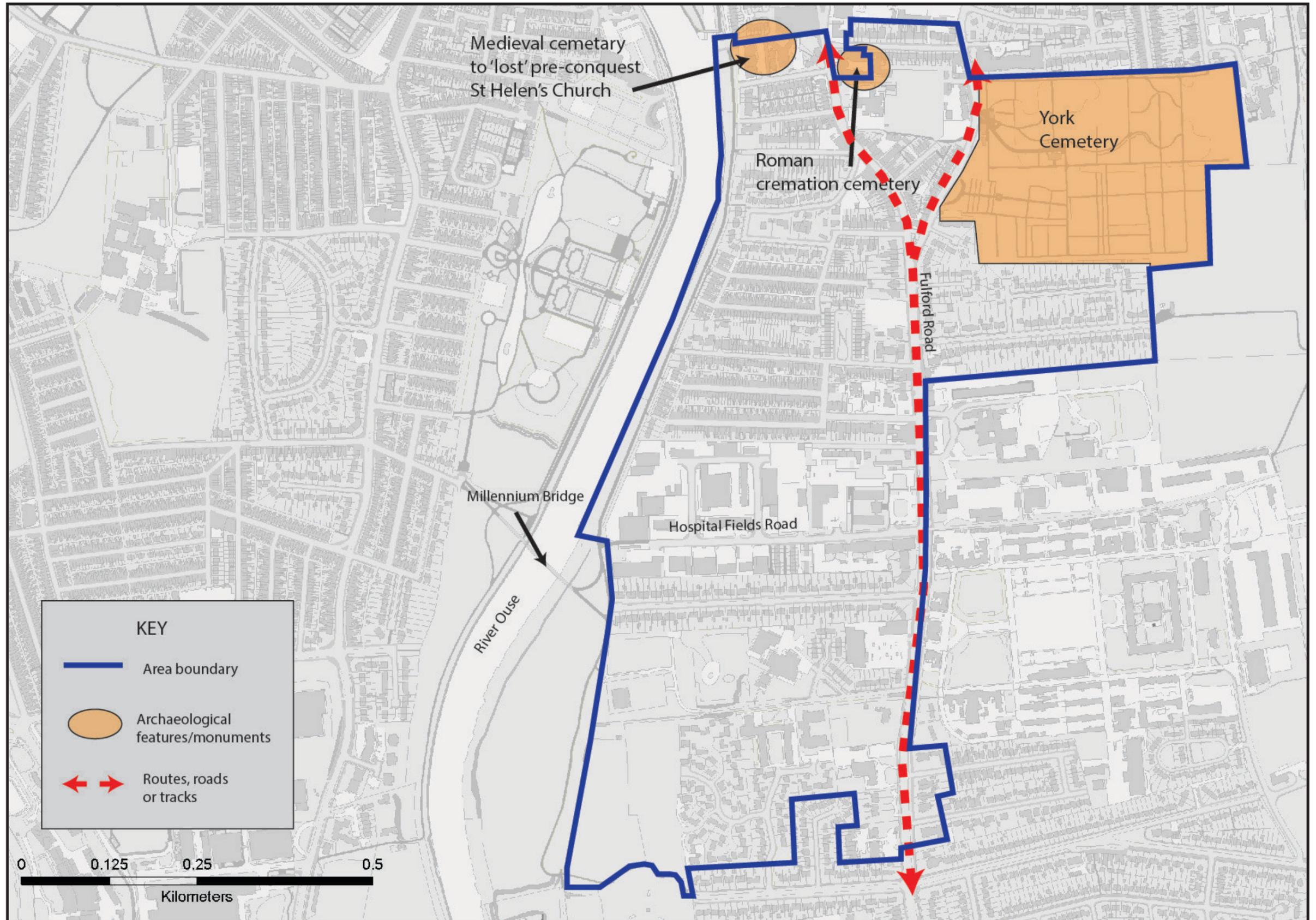
Broad Type characterisation plan. The white roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan.



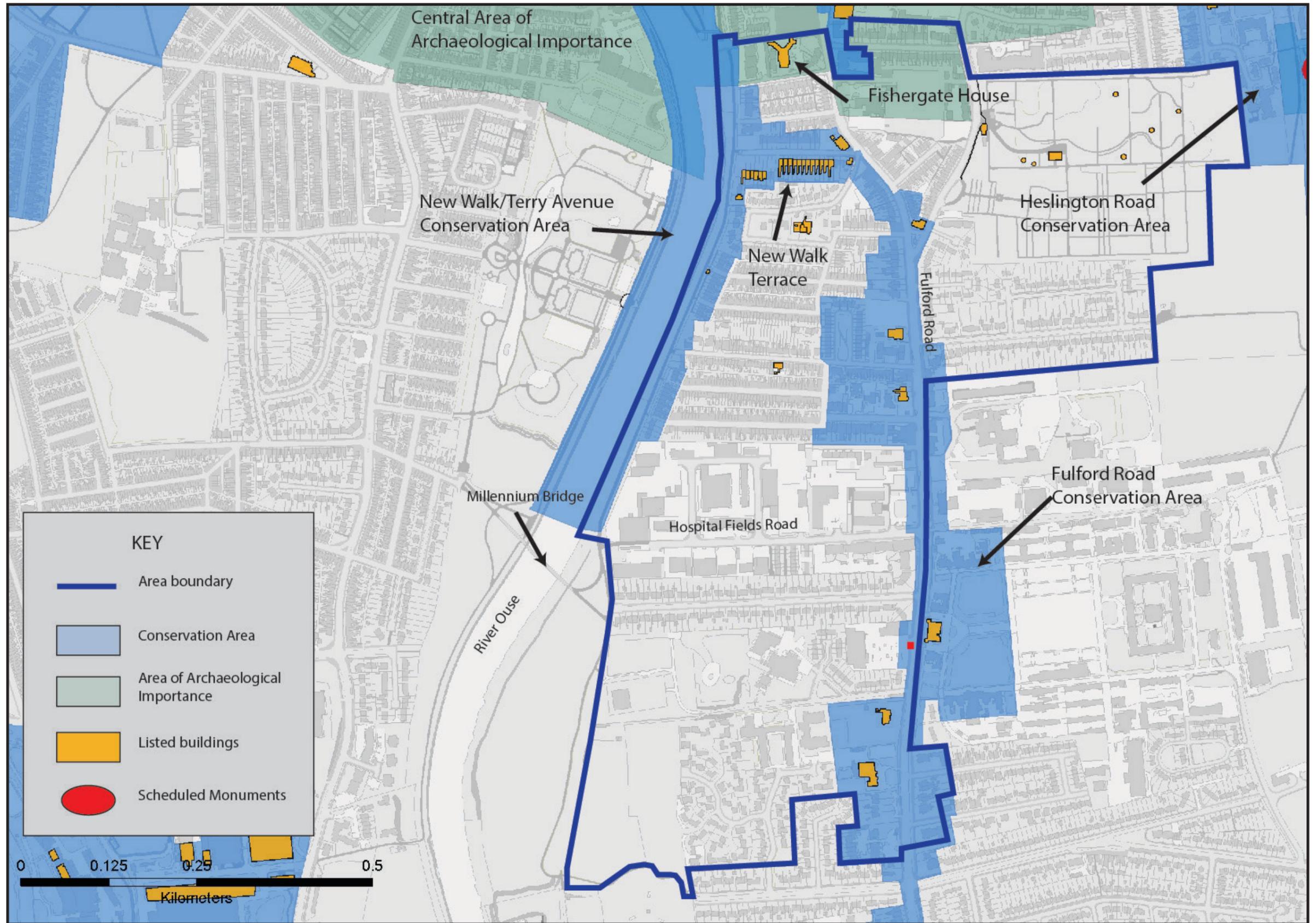
Topography



Archaeology and heritage assets



Designated heritage assets



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

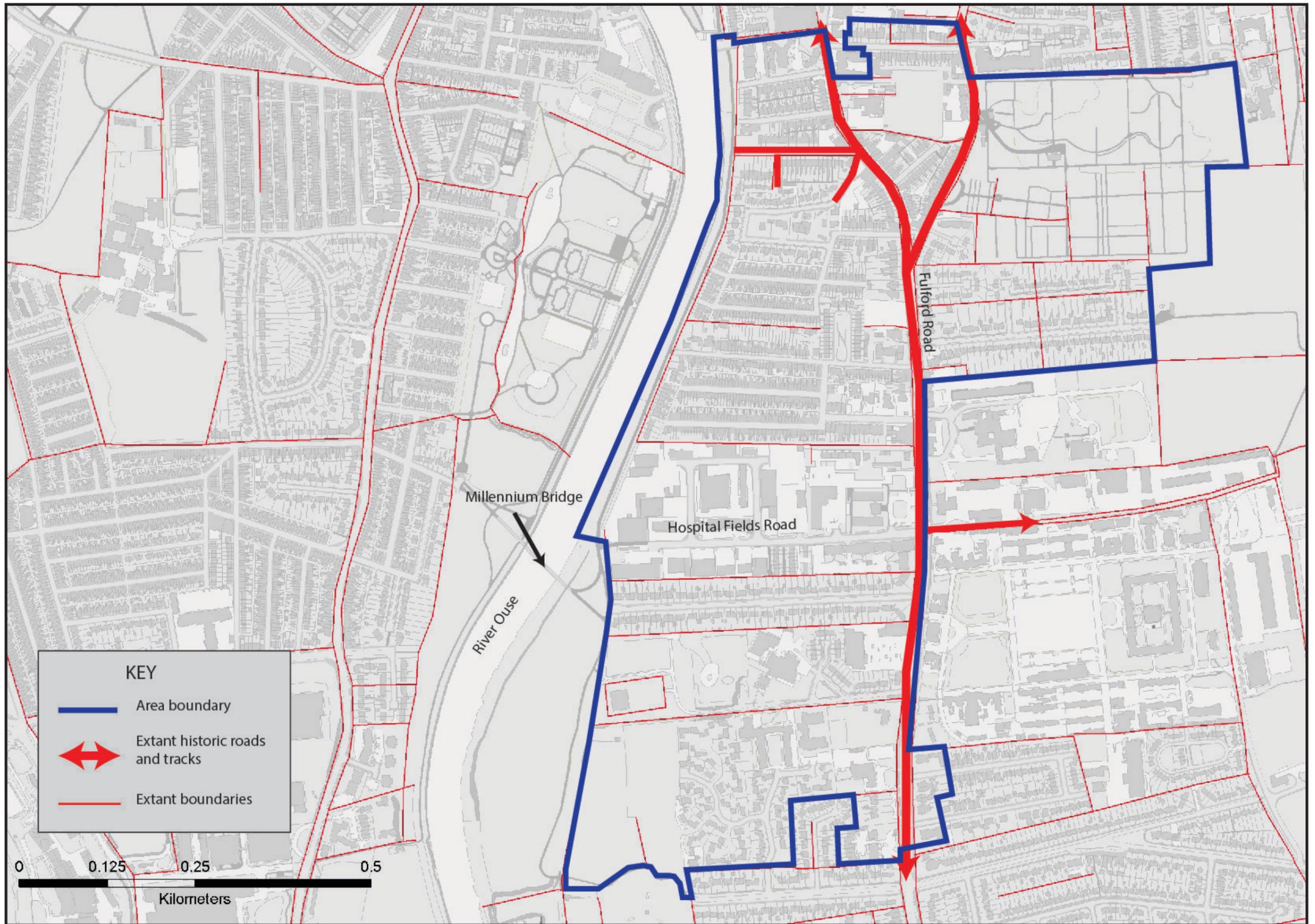


Figure ground map showing the relationship between open space (black) and the built environment



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Edited by: Bob Sydes

Funded by: English Heritage

Issued: November 2013

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