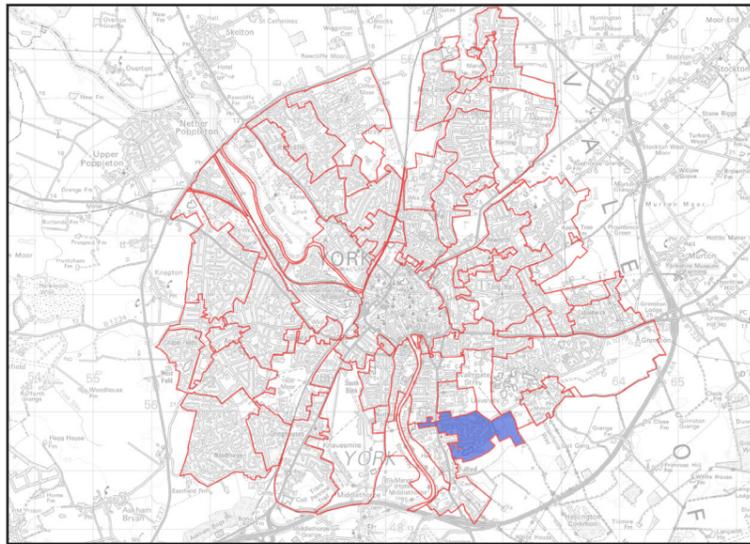
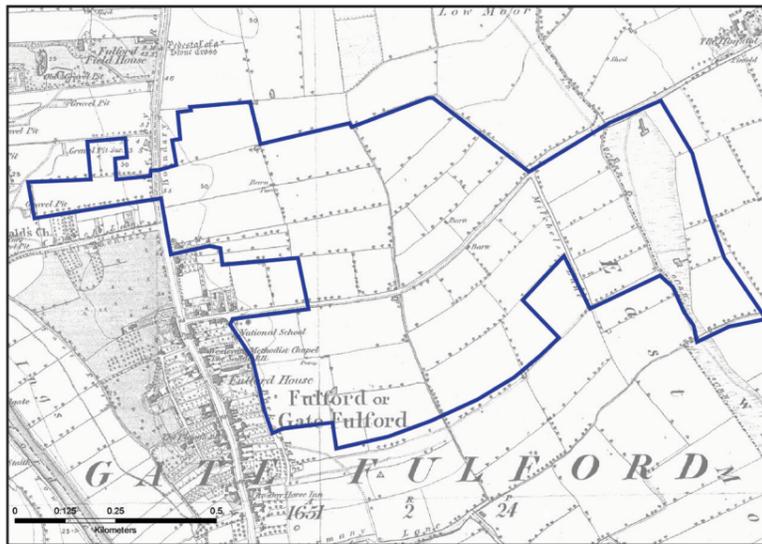


Character area 67: Broadway



Location of character area



Extract from First Edition Ordnance Survey Plan 1852

Key Characteristics

General Character: Semi-detached suburban area spanning the inter-war period to late 20th century. Largely semi-detached housing in cul-de-sacs estates served by wide boulevards with generous grass verges

Includes Fulford Golf Course, Bleak House Farm, St. Oswald's Primary School and Fulford Secondary School

Bounded by Imphal Barracks to the north, agricultural land to the south, Fulford to the west and sports fields and Walmgate Stray to east

Relatively low-lying topography with the highest points surrounding Fulford Road

Commercial areas are generally located on Fulford Road and Broadway

Suburban area with tenuous links to city

Open space provided by Fenby Field and play areas on the north side of Broadway and south of Heslington Lane

Approximate walking/cycling distance to city centre from the centre of Broadway 2.9km via Fulford Road and cycle route 66

Dominant Housing Type: Inter-war and post-war housing, one to two storey detached and semi-detached with driveways and front and rear gardens

Other Key Housing Types: 1960s housing estates and small late 20th century housing infill. The majority of mid-late 20th century housing feature gardens, garages and driveways.

Designated Heritage Assets: None

Non-designated Heritage Assets: Medieval and post-medieval field boundaries preserved in rural and urban form, Bleak House Farm, former police station and Fenby Field

Key Views: None

Surviving historic roads and tracks: Heslington Lane and Mitchel's Lane

Archaeology and history

Archaeological evaluations on the site of the present St Oswald's Primary School and in the grounds of Fulford Secondary School have produced evidence of Romano-British and possible late prehistoric field systems (MYO2011 and EYO224) The amount and quality of the Romano-British pottery found in ditch fills strongly suggests the presence of high status settlement in the vicinity although firm evidence is still lacking. Fulford Road itself is probably a Roman road by the late 1st century. Roman inhumation and cremation cemeteries are known at the Fishergate end and along Lawrence Street, another Roman route to the north-east of Fulford Road.

Throughout the medieval period the area remained undeveloped and provided agricultural and grazing land for the nearby village of Fulford. The majority of this character area is situated immediately to the west of the back lane/croft line of Fulford. At the St. Oswald's School site medieval ridge and furrow was recorded during the 2002 evaluation. Ridge and furrow is also visible on early aerial photographs taken prior to development across the area.

One of the most significant discoveries at St Oswald's School was an English Civil War defensive ditch probably dating to the Parliamentarian siege of 1644.

Following enclosure of the open fields in the late 1750s the land to either side of Fulford Road was split into smaller fields. Many boundaries created during enclosure survive in this area. West Moor provided a continuation of Low Moor while East Moor was divided into fields. Heslington Lane and Mitchel's Lane date to at least this period. Heslington Lane is probably the older of the two, joining the two medieval villages of Fulford and Heslington. Further subdivisions occurred during the following century.

By the early 20th century nothing significant had changed within this character area with the exception of Bleak House Farm, established in the mid to late 19th century on Mitchel's Lane.

Between 1912 and 1932, a football ground and school (St. Oswald's School rebuilt in the early 21st century) were constructed on Heslington Lane just outside the limits of Fulford village. Barmby Avenue was the first new street to be built. A police station was constructed on the corner of Mitchel's Lane and Heslington Lane. It is now a residential property.

Fenby Field, now accessed from Cornwall Drive was established as a playing field in the late 1920s for several local schools, and still serves as a recreational space for local people. It has been nominated for inclusion on the Local List of Heritage Assets. By 1936, house building within the area had spread to include Danium Road, Grant's Avenue and Fulfordgate, replacing the football ground. Allotments were created to the north of Broadway. The bulk of this residential area, including Broadway West on the west side of Fulford Road was completed by the end of the 1950s.

Construction continued in the 1960s with a housing estate on the site of the allotments, housing to the south of Heslington Lane and adjacent Fulford School. Further residential infill occurred during the late 20th century between Broadway and the barracks and moor. This area appears to have contained some structures from the mid to late 20th century, possibly prefabs. It is now occupied by Bray Road and a large open green space.

Character

The oldest housing (1930s) north of Heslington Lane contains a mixture of red brick, generally two storey, semi-detached, two to three bedroom dwellings. These cul-de-sac estates are similar to inter-war housing in terms of garden and driveway provision. They have been constructed in a simple style with narrow bay windows. Bramby Avenue, one of the first streets to be built contains a range of architectural styles, an indicator that several builders and architects were involved.

On Broadway a mixture of arched recessed porches and square doorways are in use, along with flat porch roofs and red brown weatherboards. Danum Road contains houses featuring ground floor bay windows. The front gardens and the houses themselves seem smaller compared to their counterparts on Broadway. The more traditional convex first floor and ground floor bay windows are in use at the east end of Danum Road alongside a mixture of square and rounded doorframes. Eastward Avenue features a high proportion of recessed arched porches although it is not the only style on show. Squared bay windows are predominant. Many houses in this street have extensions into the loft space or to the side of the building. Linked terraces on Lesley Avenue leading from Broadway provide examples of changes to fenestration, with almost each house having a different style. Many houses still have a small circular window next to the entrance. Originally these were multi-paned. Several houses retain this original glazing. In general, the 1930s estates feature a mixture of styles all of which feature elsewhere across the city.

One slightly different area of housing can be found on Moorland Road and Derwent Road, leading from Fulford Road. Moorland Road contains short terraces of flats, which feature squared bay windows to upper and lower floors and three entrances side by side. On Derwent Road large detached individual houses exist opposite detached bungalows. These roads ended at an allotment site subsequently extended in the 1960s and later 20th century. The 1960s houses are predominantly linked terraces of red and grey brick.

Post-war housing is generally similar to the earlier developments in architectural style and layout. Broadway West, for example, contains predominantly squared bay windows and doorframes covered by a flat porch roof with iron supports on top rather than beneath. Many porches have now been removed. Nevinson, Stirling and Wilsthorpe Grove are small cul-de-sacs leading from Heslington Lane. Nevinson and Wilsthorpe Grove contain older style street lighting. The lights are in a 1930s style but probably date to the late 1940s to early 1950s.

Broadway Grove (1950s), leading from Broadway, is a small development which is different from all surrounding housing. The buildings are white rendered, breeze block houses with pitched roofs. They may have been or still are social housing. The windows to the houses are small and the entrance is covered by a flat porch roof. A coal house is attached to the side of each building. Hedgerows form front boundaries to the gardens, supported by original concrete posts. There is no parking provision or garden-drive conversions. A concrete garage block with corrugated iron roof is provided. Nothing has changed much since the 1950s on this street except the addition of satellite dishes. Wide grassed verges and a grassed central space containing trees give an enclosed, peaceful, green setting to this development.

A 1960s, predominantly semi-detached, red brick housing estate leads from the eastern end of Heslington Lane. In this area Heslington Lane appears much wider as the 1960s houses are set back and separated from the roadway by a large grassed verge. Another verge between the estate access road and the gardens of the detached houses fronting Heslington Lane, exaggerates this separation. As with other contemporary estates, front garden boundaries are absent, many on Heslington Lane have been created with high hedgerows. Within the estate, the semi-detached houses contain squared upper and lower bay windows with red and brown weatherboards. Many houses have had garages attached as extensions to the buildings.

Porches, in different styles, are common as extensions to the front of the houses. Semi-detached bungalows also feature within the estate particularly on Low Moor Avenue and Tilmire Close.

These generally have hipped roofs, side entrances and are constructed of buff coloured brick. The cul-de-sac of Tilmire Close contains two-storey houses with green weatherboards. Approximately 60% of these houses have extensions above a garage and some sort of porch as an addition to the front of the building.

The main area of late 20th century housing is centred on Smith Close. This small cul-de-sac contains red brick, semi-detached housing, the majority featuring garages and driveways. All houses have white UPVC windows and doors but the uniform colour for garage and shed doors is red.

Grassed verges are in use on the wider streets throughout the inter-war and post-war housing areas. They generally survive well but in some areas, on-street parking has led to their erosion. The worst example was found outside Fulford School on Fulfordgate. In other areas of the city, some verges have been removed, particularly near schools such as Tang Hall. The main open green spaces within this character area are Fenby Field and the recreational area south of Heslington Lane near School Lane, Fulford. The former is a large recreational space featuring goal posts, while the latter is more formal in the sense that it has a playground and some seating areas. However, these are suffering from vandalism and general wear and tear.

Significance

Archaeology: Several discoveries within the area and surrounding land indicates an active prehistoric and Roman landscape with probable high status Romano-British settlement yet to be discovered in the immediate vicinity. The area remained relatively undeveloped, agricultural land during the medieval period attested by large swathes of ridge and furrow known from historic aerial photographs.

Ploughing and subsequent, largely unmonitored development will have had a negative impact on potential archaeological remains. Deposits relating to the prehistoric and Roman period may exist in small pockets where protected from development and deep enough to have survived centuries of ploughing. The discovery of an English Civil War defensive earthwork ditch in the grounds of St Oswald's School provides a link to a major event in the history of York.

Architecture: The residential buildings within this area are a mixture of inter-war, post-war and mid to late 20th century cul-de-sac estates. Many houses have been extended to accommodate garages, extra bedrooms, loft space and porches. Although perhaps not much aesthetic or architectural value may be placed upon the buildings in this area, they provide a good example of how Fulford expanded into surrounding fields over the past 70 years. Many of the houses here retain original features and character but are devoid of anything unique architecturally.

Historic: A curved medieval field boundary exists as a lane and in an urban form separating Eastward Avenue and Heslington Croft. Many other boundaries within this area date to the 1750s enclosure period such as the fence line between Broadway/Lesley Avenue and the barracks and Derwent Drive and the northern and southern boundaries of Fenby Field. The southern boundary to Fenby Field and the play area to the rear of the schools are preserved in rural form.

Heslington Lane and Mitchel's Lane are likely to date to the medieval period at least.

Street names generally bear no relation to past site use. Several relate to the rural nature of the area such as Moorland Road, Low Moor Drive and Westfield Drive (referencing one of Fulford's medieval open fields). The name Mitchel's Lane dates to at least the late 18th century.

The older, more established estates hold more communal value and provide a sense of identity for the local community. The provision of the schools within the residential area adds to the sense of place allowing children to be educated and socialise in the place in the area in which they live.

Streetscape components: The main through road of Broadway is asphalt. This busy area contains late 20th century and contemporary bus stops, phone boxes, notice boards, recycling units, Edinburgh style waste bins and black planters. Side roads in the 1930s and 1950s housing, including Broadway West, are generally concrete bordered by concrete flags and asphalt footpaths. Surfaces are generally asphalt within the mid to late 20th century estates, with the exception of parts of Smith Close which also contains pink herringbone paving in the cul-de-sac turning and parking area. Street lighting is provided by mid to late 20th century units, including concrete posts such as on Broadway Grove. Signage is provided by modern signs attached to lamp posts or on low finger posts. Solar panels are in use on a handful of houses spread across the entire area.

Aesthetics: Grass verges are a common feature within the areas of estates although verge widths vary in side streets and several have been eroded away due to car parking. Some do not feature any grass verges such as Grants Avenue, here the paving has been replaced by asphalt. Perhaps any thin verges which existed were removed during this process. The main boulevard through road Broadway is tree lined and flanked by wide verges. Heslington Lane is also a wide through road featuring a grass verge on one side. Hedgerows and garden trees provide more greenery to this thoroughfare.

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 heritage assets and local landmarks should be maintained and enhanced to help orientation and enhance local distinctiveness.

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 67: Images



Broadway showing house to shop conversions



Heslington Lane showing original and new build housing



Broadway Grove



Danum Drive



Example of housing on Broadway West,. Note the iron porch supports.



Broadway Grove



Lesley Avenue - note fenestration alterations and extension to right hand house



Broadway West



Broadway Grove 1957 - City of York Archives



Heath Moor Drive showing extensions to semi-detached properties



Fenby Field looking south-east featuring rural field boundaries dating to at least the 1750s.



School Lane play area



Heslington Lane housing set back from main roadside



Access to Fenby Field from Danum Drive



Neglected seating and waste bin in School Lane play area



Smiths Close



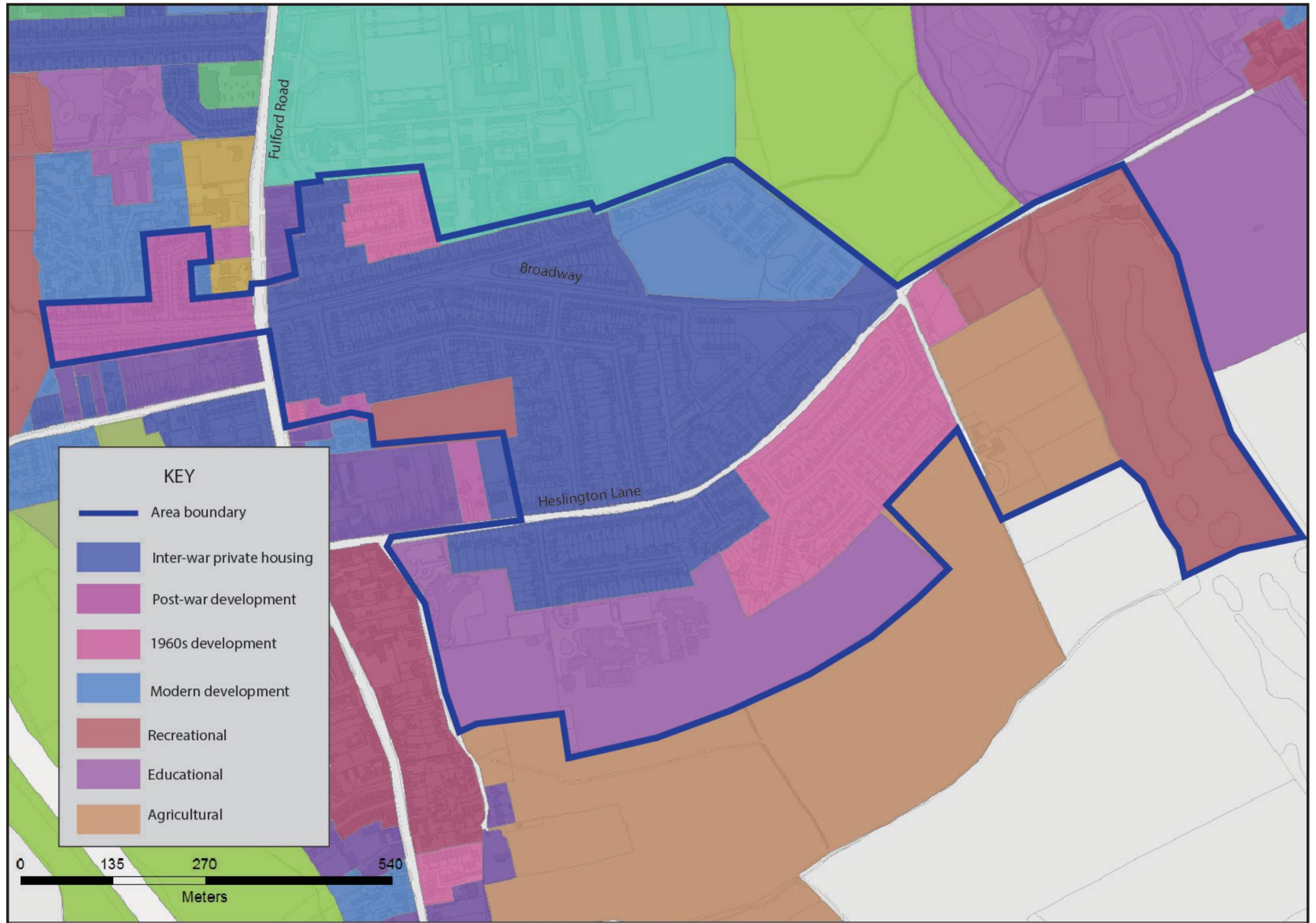
School Lane play area featuring rural field boundaries dating to at least the 1750s.



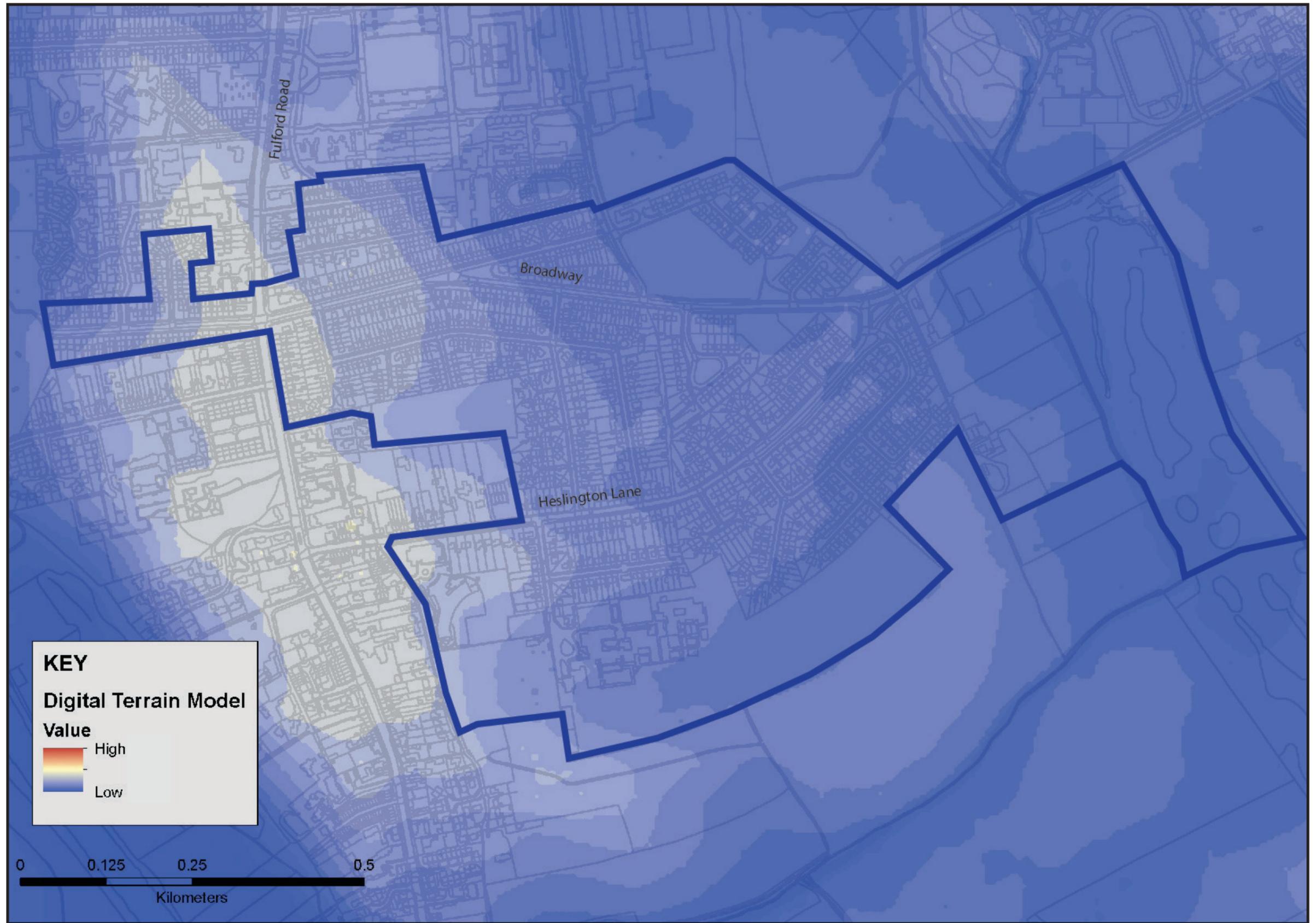
Eroded grass verge on Fulfordgate

Character Area 67: Maps

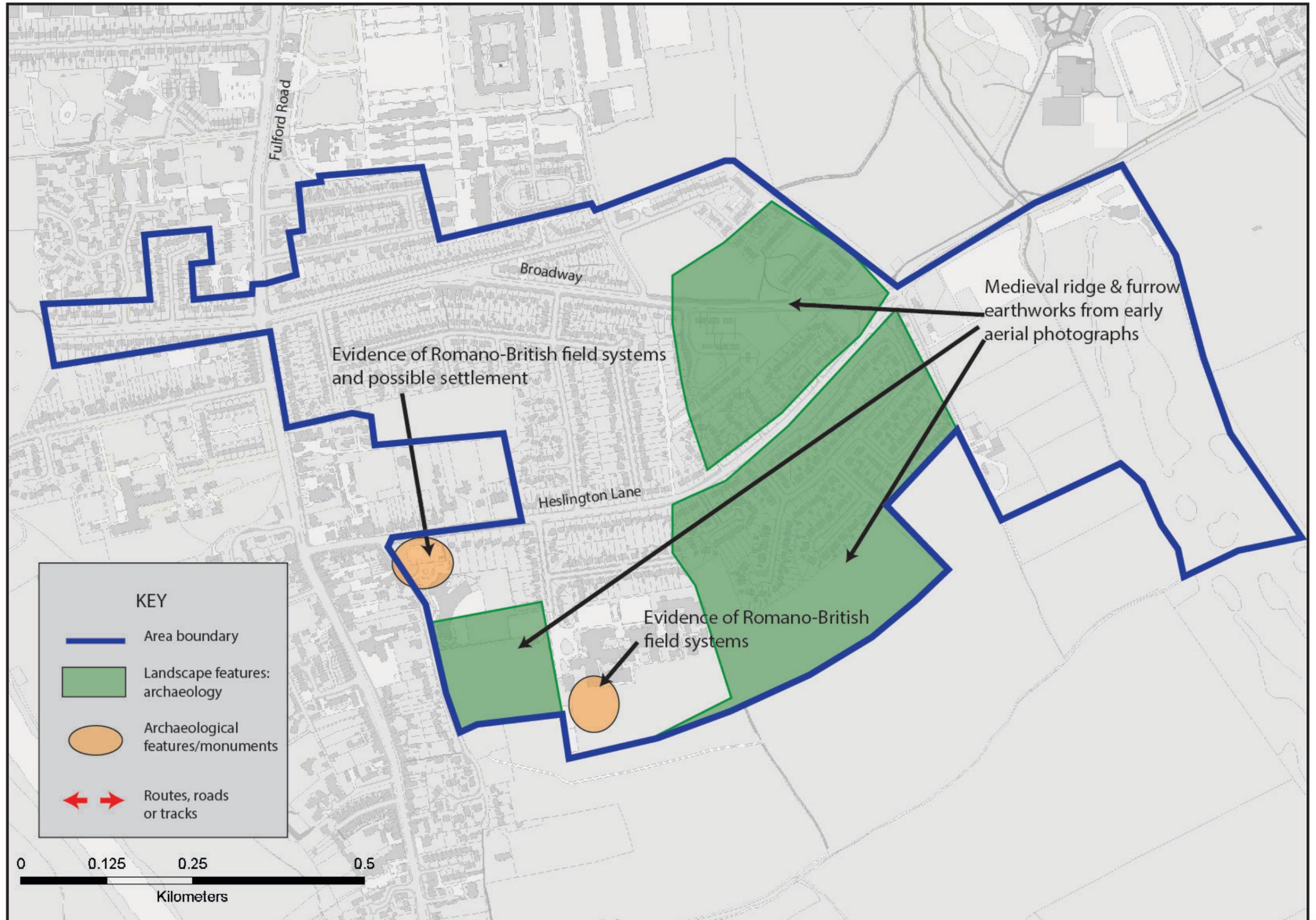
Broad Type characterisation plan. The white roadways indicate roads or lanes visible on the 1852 Ordnance Survey Plan.



Topography



Archaeology and heritage assets



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

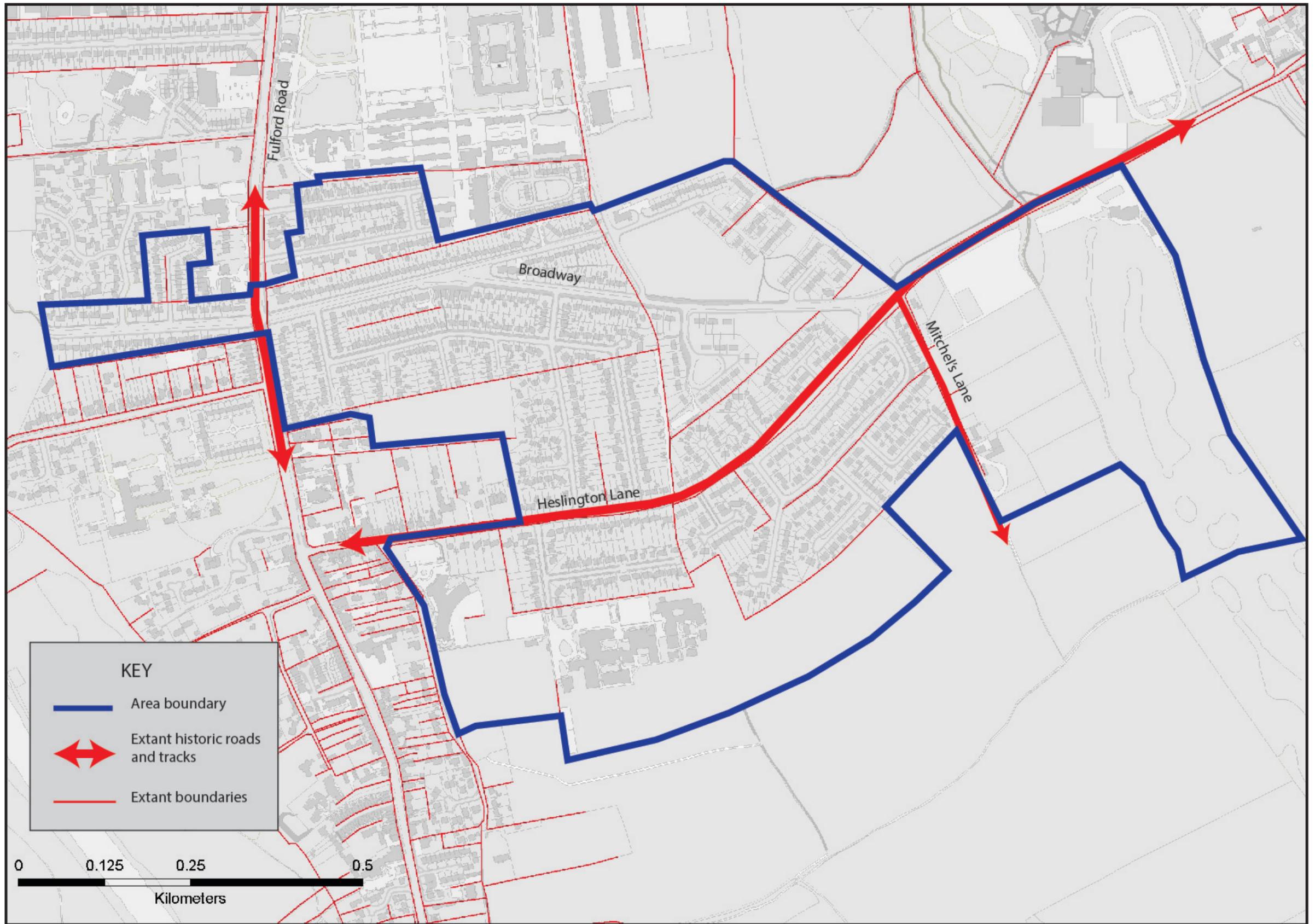


Figure ground map showing the relationship between open space (black) and the built environment



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